

Douglas County Board of Commissioners

AGENDA ACTION SHEET

1. **Title:** For possible action. Discussion and direction on the 2011 Master Plan Annual Report.
2. **Recommended Motion:** Direction to staff on any changes to the 2011 Master Plan Annual Report.
3. **Funds Available:** N/A
4. **Prepared by:** Candace Stowell and Brandy McMahon, Community Development
5. **Meeting Date:** November 3, 2011 **Time Required:** 20 minutes
6. **Agenda:** Administrative
7. **Background Information:** Nevada Revised Statutes and the Douglas County Master Plan dictate that the County review the Master Plan annually, prior to the Master Plan amendment process.
8. **Committee/Other Agency Review:** On October 11, 2011, the Planning Commission reviewed the report and recommended changes, prior to forwarding the report to the Board of Commissioners.
9. **Reviewed by:**

<u> <i>CM</i> </u> Department Manager	<u> </u> County Manager
<u> </u> District Attorney	<u> </u> Other
10. **Commission Action:**

<u> <i>X</i> </u> Approved	<u> </u> Approved with Modifications
<u> </u> Denied	<u> </u> Deferred
<u> </u> Other	

Agenda Item # _____



COMMUNITY DEVELOPMENT

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Planning Division
Engineering Division
Building Division
Regional Transportation
Code Enforcement

MEMORANDUM

DATE: November 3, 2011

TO: Douglas County Board of Commissioners

FROM: Candace Stowell, AICP, Planning Manager
Direct Line 782-6200

Brandy McMahon, AICP, Senior Planner
Direct Line 782-6215

SUBJECT: 2011 Master Plan Annual Report

Overview

Chapter 14 of the Master Plan requires the County to review the plan on an annual basis as well as on a five-year basis (Policy 14.03.01). Consistent with Chapter 20.608 of the Douglas County Consolidated Development Code, an annual report is to be submitted to the Planning Commission and then forwarded to the Board of Commissioners prior to the consideration of any master plan amendment applications.

The Commission and Board will be asked to provide direction and comment on the annual report, and may want to consider incorporating additional elements of discussion. Such items may include additional statistical data, or identifying new quality of life indicators as discussed later in this report.

The following represents the fifteenth annual review of the 1996/2006 Update of the Douglas County Master Plan. As you are aware, the Planning Commission and Board adopted the 2006 Update of the Master Plan in December 2006 and January 2007, respectively, following a year-long public review process. During the past year, the County has been facilitating the 15-year update to the Master Plan.

This report provides background information on the Master Plan and actions related to its implementation, actions taken this past year, development related data, and other information related to the physical, environmental, economic and social development of Douglas County.

Background

The Douglas County Master Plan's success over its 20-plus year planning period is dependent upon the implementation of the goals and policies. Many of the goals and policies are statements of a general desired outcome and may be achieved through a variety of actions (e.g., cooperate with private and public agencies to protect water quality throughout the region). Other goals and policies require very specific actions and have been accomplished accordingly, such as, the adoption of the right to farm ordinance or for the County to maintain current land use and zoning maps for public review. The annual report highlights a number of policies that have been

completed or addressed through actions taken this past year and prior, as the County continues to take steps to implement the direction provided for in the Master Plan.

Update of the Master Plan

As the Planning Commission and Board of Commissioners are aware, the County hired a consultant in early 2006 to complete the 10-year update to the plan, specifically reviewing the goals and policies of the plan, including the update of several key elements such as the growth management, land use, economic development, and conservation elements, as well as, the creation of the agricultural element. The draft plan was compiled in mid September 2006 by the consultant and was reviewed and approved by the Planning Commission in December 2006 and the Board in January 2007. In addition, the Planning Commission and Board, working with county staff and members of the Sustainable Growth Initiative Committee and local developers and citizens, participated in numerous discussions regarding a growth management ordinance and building permit allocation system. Those workshops and public hearings ended in mid 2007 with the adoption of the growth management ordinance and the provisions for a building permit allocation system as outlined in the Growth Management Element of the Master Plan (refer to ordinance no. 2007-1199, which became effective July 1, 2007).

On February 3, 2011, the Planning Commission and Board of Commissioners directed the Community Development Department to initiate the 15-Year Update to the Master Plan as follows:

- Incorporate all Master Plan Amendments approved since 2007.
- Work with the GIS Department to update figures/maps.
- Update the population information with 2010 Census information.
- Incorporate provisions of the Economic Vitality Plan and Lake Tahoe Basin Prosperity Plan.
- Review the Building Permit Allocation and Growth Management Ordinance.
- Provide at a minimum three workshops to gather public input and to review the goals and policies of the Master Plan.

If feasible:

- Update the Population and Housing Element.
- Update the Douglas County Trails Plan.
- Update the Public Services and Facilities Element.

During 2011, the Planning Division developed a website and conducted public workshops (two in the Carson Valley, one in Topaz, and one in Tahoe) to solicit public comment on the community plans. Based on a request made by the agriculture community, staff conducted a fourth public workshop to review the Agriculture Element and discuss possible changes to the Douglas County Development Code. County staff also made a presentation to the Good Government Group.

During the summer of 2011, Douglas County hired a consultant to update the Housing Element and provide a report of 2010 Census data for Douglas County. Staff has scheduled two workshops for the public to review the new Housing Element and population report. Since the County was able to hire a Planning Manager in June 2011 to help facilitate the Master Plan Update process, the Planning Commission agreed with staff's decision to increase the scope of the update, which includes reorganizing the document and separating the document into two volumes. Volume I will contain the Master Plan Elements. Volume II will include detailed information on existing conditions, including land use, transportation, and housing. The document is also being updated to take into consideration new economic conditions as well as the adoption of numerous other planning and implementation documents, such as the Economic Vitality Strategy and Action Plan, 2007 Transportation Plan, and the Open Space and Agricultural Lands Preservation Implementation Plan.

Staff is planning on having a draft 2011 Master Plan available for review on the Douglas County website in early November. Once the Draft 2011 Master Plan is available, staff will schedule a public workshop. Staff plans to take

the draft before the Planning Commission in December 2011 and the Board of Commissioners in January 2012. The Public Services and Facilities Element will undergo a complete update in 2012.

Douglas County is also participating with the Tahoe Regional Planning Agency in the process of updating the Regional Plan, updating the Code of Ordinances, improving the development review process, which will require revisiting the Memorandum of Understanding (MOU) issue, and developing a form based zoning system. Douglas County has also been participating in Tahoe Revitalization efforts, such as the South Tahoe Alliance of Resorts (STAR) preparation of the South Shore Vision Plan for the Highway 50 corridor (from Kahle Drive to Ski Run).

Annual Process

For the most part, the information provided in this annual report is for Fiscal Year (FY) 2010/2011. The annual report has been divided into four subcategories: 1) review of Master Plan implementation; 2) development activity; 3) development potential; and 4) review of “quality of life” indicators. Some areas may not have updated material. As this information becomes available, staff will provide copies to the members.

As part of last year’s annual master plan cycle, the department received two owner-initiated Master Plan Map Amendments, which are described as follows:

- 1) The Board approved a Master Plan Amendment (ref. PD 05-001-4), for Lou Eiquren, MDA Enterprises, Inc., and Marsha Tomerlin, Genoa Share, LLC, changing the land use designation of 2.49 acres (portions of APNs: 1419-26-301-005 and -006) from Recreation to Commercial to support a boundary line adjustment.
- 2) The Board approved a Master Plan Amendment (ref. DA 10-047), for the Town of Gardnerville, on behalf of Edith Hellwinkel, changing the land use designation for a .72-acre and .14-acre portion of a parcel from Agriculture to Multiple-Family Residential to support the development of the Martin Slough Linear Parkway and Flood Channel Expansion Project.

Attachment 1 includes a list of master plan map amendments processed since 1997, including the type of amendment, location, and density changes resulting from the amendments. Refer to Figure 28 for a breakdown of acreages by ownership.

1. MASTER PLAN IMPLEMENTATION

Implementation of the Master Plan has been a continuous process since its adoption. Substantial time and effort was required during the first few years, as the type of Master Plan was new for Douglas County. Previous Master Plans were policy type documents. The 1996 Master Plan and the 2007 Update were much more robust. For example, the land use element was structured on a parcel basis and the plans included specific community plans as well as elements such as Housing and Population, Conservation, Growth Management, and Public Services and Facilities.

On June 20, 1996, the Board of Commissioners adopted seven priority programs for implementation of the Master Plan. These programs were chosen following a review of the various Master Plan goals and policies and upon recommendation of the Planning Commission. The priority list is as follows:

- A. Development Code**
- B. Capital Improvements Planning and Program**
- C. Water Resources Planning and Management**
- D. Transportation**
- E. Open Space Acquisition**
- F. Flood and Drainage**
- G. Lake Tahoe Plan and Consistency Re-Zoning**

Items A and G have since been dropped as the Development Code and Consistency Re-Zoning have been completed. The remaining 5 areas have continued to be re-prioritized each year.

- A. Capital Improvements Planning and Program (CIP)**
- B. Water Resources Planning and Management**
- C. Transportation**
- D. Flood and Drainage**
- E. Open Space Preservation Planning**

Prior to the members accepting these five priority programs, or adding or making modifications to the list as part of this annual report, staff will note that in early 2006, the Planning Commission and Board of Commissioners held joint public meetings to redefine the values and goals of the master plan with the hope of assisting the consultant and staff on the update of the plan. In most cases, the language remained the same with separate goals being grouped together by subject matter and importance. These goals are listed by their priority and importance for further discussion.

1. To adopt a variety of appropriate growth management tools to direct future growth and land use and to establish an adequate minimum level of public services as a function of the growth management program by establishing the purpose, intent, process, and development standards for all future land use designations.
2. To protect and enhance the County's agricultural resources, to maintain these lands as a significant viable economic resource, and to preserve the Right to Farm.
3. To protect the public health, safety, and welfare by ensuring adequate public facilities such as roadways, parks, community sewer, community water, drainage facilities, police protection, fire protection, and schools, and to develop an overall financing strategy to program public expenditures for all public facilities and services through the process of developing and the adoption of a Capital Improvements Program (CIP), including creating the framework for the establishment of impact fees that represent developments' fair share costs for public facilities and services in accordance with State laws.
4. To ensure the future economic stability of Douglas County.
5. To establish goals, policies, implementation strategies, and controls to protect and enhance the environmental and natural resources of Douglas County, including open spaces, wetlands, drainage ways, floodplains, steep slopes, forest lands, watersheds, range lands, scenic vistas, air quality, water resources and air quality. To protect the water resources of Douglas County which are vital to the very existence and well being of the citizens and future generations of the County. To protect and enhance the wildlife of Douglas County.
6. To ensure orderly development and limit the potential adverse effects of natural hazards, such as earthquake, flood hazards and wild land fires.

In setting the priority programs for the coming year, the members should collectively compare the five priority programs along with the values and goals identified in early 2006 to ensure all priority areas have been addressed. It should be noted that goal one has been addressed with the adoption of the Building Permit Allocation and Growth Management Ordinance. It is also helpful to compare the priority programs for the coming year to the adopted Strategic Plan for the County. The Strategic Plan adopted by the Board of Commissioners on February 9, 2011, contains objectives related to financial stability, public safety, economic vitality, and infrastructure to guide staff during the next six to 24 months. A copy of the Plan is provided as Attachment 2. It should be noted that the Board recently considered changes to their Strategic Plan as part of a public workshop process. The Board is expected to consider the adoption of a final plan in the coming months.

With the Draft 2011 Master Plan, staff plans to reorganize the goals and policies in the Master Plan into goals, policies, and action steps. The action steps will be the projects that need to get done over the next five years by the County in order to implement the Master Plan. The list of action steps will be attached to future Master Plan Annual Reports and can be re-prioritized each year. This list can be used to develop the County's work plan and determine which projects should be funded, which will help to guide the budget process.

Completed Goals/Policies

Since the adoption of the Master Plan in April 1996, the following significant actions have been taken by the Planning Commission and Board of Commissioners:

- Adopted first draft of Development Code (Douglas County Title 20) – November 1996
- Adopted the “Right to Farm” Ordinance – November 1996
- Adopted \$500 per residential unit construction tax – February 1997
- Adopted Hillside Grading Standards – March 1997
- Adopted Official Zoning Maps – April 1997
- Adopted Increased School Fee for Residential Construction – September 1997
- Adopted Revised Title 20 (included building and construction section) – February 1998
- Formed the Douglas County Redevelopment Agency – August 1998
- Adopted County Design Criteria and Improvement Standards – September 1998
- Adopted the TRPA Zoning (PAS) Districts as DC Master Plan District - March 2000
- Adopted Consolidated Capital Improvement Plan – May 2000
- Adopted County Open Space and Agricultural Lands Preservation Implementation Plan – 9/2000
- Adopted New Residential Tax Rate for Parks – November 2000
- Adopted changes to the Transfer Development Right (TDR) Program – August 2001
- Adopted the Tahoe Basin Code – September 2002
- Adopted Maintenance Regulations for Irrigation Facilities – October 2002
- Voter approved 50 cents per square foot non-residential construction tax – November 2002 (Collection implemented May 2003)
- Adopted the “Minden Plan for Prosperity” – January 2003
- Authorized the United States Geological Survey (USGS) Study to refine Carson Valley Water Budget – February 2003
- Accepted the draft Carson Water Subconservancy District’s Arsenic Management Plan – February 2003 (finalized in March 2004)
- Adopted the Douglas County Comprehensive Trails Plan – June 2003
- Accepted USGS Nitrate and Dissolved-Solids Concentrations in Ground Water Report 03-4152 – (Final report July 2003)
- Adopted the CAMPO Johnson Lane Stormwater Management Plan and the Clear Creek Stormwater Management Plan – September 2003
- Authorized participation in USGS Study to refine groundwater numerical model-May 2004
- Adopted 2nd amendment to the Redevelopment Area – February 2005
- Approved contract to update the Transportation Element – August 2005
- Approved a sewer collection facility plan - August 2006
- Accepted the Gardnerville Plan for Prosperity and Design Guidelines in August 2006 (final approval December 2006)
- Approved the expansion of the North Valley Wastewater Treatment Plant - May 2006
- Approved the 2006 update to the 1996 Master Plan - January 2007
- Approved the 2007 Transportation Plan Update - March 2007
- Approved the Design Criteria & Improvement Standards Manual Update - June 2007
- Approved the Growth Management & Building Permit Allocation Ordinance - July 2007
- Adopted the 2007 Open Space and Agricultural Lands Preservation Plan Update- October 2007
- Adopted a contract to develop a Transportation Impact Fee Program - December 2007
- Adopted Title 20 language to support Ranch Heritage Parcels, Agricultural 2-acre parcels, and non-contiguous clustered parcels - January 2008
- Approved a contract with USGS to complete a groundwater nitrogen budget for the Carson Valley – February 2008
- Adopted an agreement with the Town of Minden for a waterline inter-tie to serve the East Valley Water System – April 2008
- Adopted the Douglas County Strategic Plan Goals, Objectives & Priorities – May 2008

- Dissolved the Sierra Forest Fire Protection District & reorganized as East Fork Fire and Paramedic District
- Approved the Minden-Tahoe Airport Master Plan – July 2008
- Adopted an updated Floodplain Ordinance – October 2008
- Adopted SFR-T (Single-Family Residential, Traditional) zoning districts and increased the permitted density in the Multiple-Family Land Use District and MFR (Multi-Family Residential) zoning district from 12 to 25 units per acre – December 2008
- Adopted Independent Congregate Senior Living Community code provisions – September 2009
- Adopted provisions increasing the amount of time that Master Plan Amendments may be heard from one to two times a year – November 2009
- Adopted a reduction in the maximum density in the Multiple-Family Land Use District and MFR (Multi-Family Residential) zoning district from 25 to 16 dwelling units per acre – November 2009
- Adopted changes to the SFR-T density and standards – May 2010
- Adopted changes to the Gaming District Overlay provisions that included a 100-guest room requirement for new gaming establishments – August 2010
- Adopted a new Wind Ordinance – September 2010
- Adopted changes to the extension procedures for development applications and modified the development schedule provisions for planned developments – October 2010

The list of actions represented above is not exhaustive, but does highlight the more significant actions over the past several years. Moreover, the adopted master plan identifies various tools that promote compact and efficient patterns of development, resulting in the preservation of agricultural and flood-prone areas. In addition to the list of action items noted above, all of the tools identified (with the exception of the Purchase/Acquisition of Development Rights) in chapter 6, growth management element of the master plan, have been implemented. Those programs already implemented under chapter 6 are noted below:

- Adequate Public Facilities and Minimum Development Standards
- Urban Service Areas and Receiving Areas
- Clustering of Development/Planned Development
- Transfer of Development Rights Program
- Building Permit Allocation and Growth Management Ordinance

A number of other administrative matters have been addressed and the development code has gone through additional modifications. Several of the items noted required several months of work going through an extensive public process. Overall, the County has made a substantial commitment to implement the Master Plan.

A. CAPITAL IMPROVEMENT PLANS (CIP)

The Douglas County Capital Improvements Program (CIP) is an important planning tool that is used to link the County's physical development planning with fiscal planning. The CIP lists the improvements that need to be made for preserving the significant investment the County already has in infrastructure, as well as the improvements that are needed as development in the community continues to grow. As part of the County's budget process, Nevada State Law requires the annual submission of a 5-year capital improvement program (NRS 354.5945). The preparation and adoption of the CIP meets this legislative requirement. The adopted CIP is located on the Douglas County Website (www.douglascountynv.gov).

The CIP includes strategies that are developed to match community needs with funding sources, as each year there are more projects than available funding. The CIP is continually updated and annually approved by the Board of Commissioners. The identification and prioritization of capital projects occurs through a review of infrastructure needs by staff, Board policy, and citizen requests. Public health and safety and the protection of the community's existing infrastructure are the two most important factors during project prioritization.

The Douglas County FY 12-16 CIP was presented to the Planning Commission on July 12, 2011, for review and comment. NRS requires the Planning Commission to act as a capital improvements advisory committee. In

addition, Chapter 20.550 of the Development Code (Growth Management) requires the Planning Commission to provide a recommendation on the Draft 5-Year CIP to the Board of Commissioners.

The CIP for FY 12-16 was approved by the Board of Commissioners on July 21, 2011. A summary of the 5-year plan is provided below:

Capital Projects List

FY12-16 CIP Projects	FY11-12 Budget	FY11-12 Plan	FY 12-13	FY 13-14	FY 14-15	FY 15-16	Total
County Airport Projects	60,603	1,371,053	814,491	1,608,903	1,179,444	6,332,900	11,306,791
County Building/Facility Projects	-	2,221,000	5,000	-	750,000	-	2,976,000
County Leisure/Com Enhancement Projects	1,939,250	9,074,250	825,000	3,110,000	18,725,000	3,550,000	35,284,250
County Technology Projects	-	250,000	-	-	-	-	250,000
County Transportation Projects	30,000	360,000	333,000	333,000	383,000	333,000	1,742,000
County Utility (Water/Sewer) Projects	6,950,000	8,170,000	7,129,868	6,198,278	5,955,230	700,000	28,153,376
County Erosion Control/Storm Water Quality Projects	862,564	862,564	-	-	-	-	862,564
County Vehicles/Large Equipment	198,406	198,406	71,436	29,434	56,736	201,430	557,442
East Fork Fire & Paramedic District Projects	-	-	-	-	-	-	-
Town Projects	361,000	12,352,000	3,405,500	2,576,500	2,096,500	8,804,500	29,235,000
Undetermined Capital Projects	168,192	168,192	-	-	-	-	168,192
Total CIP	10,570,015	35,027,465	12,584,295	13,856,115	29,145,910	19,921,830	110,535,615
Sub-Total All Capital Projects	10,278,293	34,735,743	12,512,859	13,826,681	29,089,174	19,720,400	109,884,857
Sub- Total All Capital Outlay	291,722	291,722	71,436	29,434	56,736	201,430	650,758
Total CIP	10,570,015	35,027,465	12,584,295	13,856,115	29,145,910	19,921,830	110,535,615

B. WATER RESOURCES PLANNING AND MANAGEMENT

Douglas County continues to participate with the Carson Water Subconservancy District (CWSD) on water resource and management planning activities. This includes ongoing water quality studies (nitrogen budget), project funding and system modeling. The CWSD continues to participate in the development of options to meet arsenic standards. Planning efforts have resulted in completion of the water line in March 2009 to connect the East Valley Water Systems with the Town of Minden and the current construction of the North Douglas County – Carson City Water Line Inter-Tie Project.

Capital plans for the County's water systems are reviewed and updated each year. In FY 10/11, the County accomplished the following:

- Cave Rock Water System Improvements – Work continued to implement the Cave Rock Facility Plan in a phased approach. Construction was completed on Phase 1 which includes the Lake pump station, U.S. 50 crossing and Sugar Pine Circle water lines. Phase 2A was designed and bid. Phase 2A includes replacement of water line in Lower Lakeridge, a new water line between Pheasant Lane and Gull, installation of a pressure reducing valve and installation of baffles in the clear well of the water treatment plant. Construction is planned for the 2011 construction season.
- Fairgrounds/Sunrise Estates Facility Plan – The County completed an alternative analysis to bring the water system into compliance with the arsenic regulations. The County plans to connect to the Town of Minden

water system to supply Fairgrounds/Sunrise Estates. The County also continues planning to address arsenic and nitrate issues in neighboring Ruhenstroth.

- Zephyr Water Utility District (ZWUD) Treatment Plant – The County participated with Kingsbury General Improvement District to evaluate a regional treatment facility to bring the water systems into compliance with the Long-Term 2 Enhanced Water Treatment Rule. Costs for the regional approach are cost prohibitive, and as a result the County is moving forward with plans to add ultra violet treatment at the ZWUD water treatment plant to comply with the LT2 Rule.
- North Douglas County – Carson City Water Line Inter-Tie Project – The County continued with engineering design of projects to convey Town of Minden water to north Douglas County, Indian Hills General Improvement District and Carson City. The County began construction on Phase 1 Section 1 of the 30-inch water line and the Johnson Lane Water Line and Johnson Lane water tank. Construction is scheduled to be completed by the fall of 2011. Construction of Phase 1 Section 2 of the 30-inch water line and the North County pump station is scheduled for FY 11/12 and FY 12/13.
- Job's Peak Water Treatment Plant – The County completed construction of the Job's Peak Water Treatment Plant to treat corrosive groundwater.
- Montana Well No. 2 – The County test pumped and brought this well on line to serve the north area of the West Valley water system.
- Wellhead Protection – The County continued work on a well head protection plan in cooperation with other water purveyors in the Carson Valley. The County plugged and abandoned three wells and developed wellhead protection educational materials.

The County is involved in other on-going water projects, including work with the CWSD and USGS on the Carson Basin water budget study and the development of a ground water numeric model. This is an ongoing study that will span several years. USGS is working on various pumping scenarios and is working on the preparation of a report scheduled to be issued in FY 11/12.

The most recent annual and historic water pumpage and permitted ground water rights figures for the Carson Valley are provided by the Division of Water Resources in the "*Carson Valley (Hydrographic Basin 8-105) Groundwater Pumpage Inventory Water Year 2009*". The figures show that total estimated groundwater pumpage in 2009 (October 1, 2008 through September 30, 2009) was 26,666 acre-feet, which represents 27% of the committed groundwater resources. This figure is lower from the previous year (2008), when pumpage was 28,037 acre-feet. The lowest amount of pumpage was in 1995 at 16,229 acre-feet with municipal use at 6,123 acre-feet. Municipal/quasi-municipal and irrigation are the largest uses of groundwater in the basin.

C. TRANSPORTATION

The county has continued to prepare and adopt an annual 5-Year Transportation Plan to identify projects, funding, prioritization, and maintenance responsibilities. The annual 5-Year Plan is incorporated into the County's consolidated CIP. Because of State mandates on water and wastewater systems, the County has had to continually focus on those areas before transportation issues. The County will still have to address the issue of how to fund current deficiencies prior to consideration of imposing impact fees. A grass roots effort for the reconsideration of the 5-cent county gasoline tax, and a 1/4 sales tax, failed as a ballot measure in November 2002. The voters passed a new tax of 50 cents per square foot for non-residential development (applies to commercial and industrial development) in 2002 to assist in meeting road needs. The amount of annual tax from commercial development was estimated at \$100,000 to \$150,000 per year. In FY 10/11, the County collected \$38,627. This amount is a reduction from FY 09/10 when the County collected \$44,411, FY 08/09 when the County collected \$72,547, FY 07/08 when the County collected \$96,295, and FY 06/07 when the County collected \$158,699.

In March 1997, the Board adopted an ordinance implementing a \$500 per unit residential construction tax (RCT-Roads) to address re-surfacing and ongoing maintenance of roads. These funds are available for a wide range of

uses, but historically have been spent on road maintenance utilizing chip seals and overlays. During FY 10/11, \$12,500 was collected for use by Douglas County, which is a substantial decrease from prior years due to reduced residential building activity (Note: Prior fees collected were \$27,500 in FY 09/10, \$31,500 in FY 08/09, \$72,500 in 2008, \$91,500 in 2007, \$286,500 in 2006, \$330,262 in 2005, \$293,000 in 2004, \$362,000 in 2003, \$321,500 in 2002 and \$304,500 in 2001). A 1% transient occupancy tax (TOT) is also levied for transportation purposes. The amount collected in the Tahoe Township is committed to the Tahoe Douglas Transportation District (TDTD) and the amount collected in the East Fork Township is part of the road maintenance budget.

In 2006, the County contracted with Parsons Group to prepare an update to the 1993 Transportation Plan. This plan was presented to the Planning Commission and Board of Commissioners during the 2007 annual master plan cycle. The plan was approved as presented. The adopted transportation plan identifies short, mid, and long-term capital improvements for the County. It was developed based on a level of service (LOS) C. It identifies Traffic Impact Fees as a potential source of funding for construction of new regional roads needed to serve future developments. It also identifies the implementation of a 5 cent gas tax per gallon of gasoline as a potential funding source for transportation projects, including both new roads and maintenance of existing facilities.

The Planning Commission considered a draft Traffic Impact Fee Report in the spring of 2009. Based on comments received from the members and the current economic climate, the completion of the report and implementation of impact fees has been put on hold. In 2011, the Board of Commissioners considered implementing a 5 cent gas tax to fund the maintenance of roads. This item is currently tabled and therefore the County does not have adequate funding to maintain the current roadway system, much less construct capital improvement projects called out in the adopted 2007 Transportation Plan.

Major Projects

County projects are developed through the annual review and update of the 5-Year Transportation Plan. This includes public meetings and hearings held by the Regional Transportation Commission and the Board of County Commissioners. Douglas County maintains 171 miles of paved roads and 60 miles of gravel roads. The towns, General Improvement Districts (GIDs), and private homeowners maintain approximately 287 miles of paved and gravel roads. There are also 177 miles of public roads that have not been accepted for maintenance. Another 102 miles of road are maintained by NDOT.

Projects completed in FY 10/11 include the 2010 Slurry Seal Project, portions of Jacks Valley Road and Dresslerville Road being overlaid, and facilitation of the widening of US Highway 395 to three lanes northbound from North Sunridge Drive to Old Clear Creek Road. Projects scheduled for FY 11/12 include the 2012 Overlay Project and the Lake Parkway Sidewalk. The County is also working with the Nevada Department of Transportation (NDOT) to upgrade bridges and culverts to meet current standards.

D. FLOOD AND DRAINAGE

The New Years Flood of 1996-97, and flooding in January 2006 provided evidence of the need for flood and drainage improvements within Douglas County. The Board of Commissioners and staff continue to discuss flood and drainage issues and to discuss potential costs of planning and constructing such improvements. As development projects are reviewed, regional drainage concerns are being addressed where appropriate. The County has participated in discussions with the CWSD staff regarding the consolidation of efforts to remodel the Carson Valley drainage basins in order to provide updated flood maps.

In 2005, the County participated in the collection of data from an aerial fly over of the County providing LiDAR information. The data will assist the County in water and sewer planning, ditch mapping, and will be used by the USGS in their water related studies. The County also supported State Question 1 grant funding for work on the Carson River and Martin Slough. The Town of Minden and the Town of Gardnerville both continue to work to enhance the Martin Slough as a drainage facility and linear park and to maintain irrigation flows. The County is working on purchasing property (property commonly referred to as the Seeman Ranch) along the Martin Slough and

the Town of Gardnerville is working on purchasing property along the Martin Slough behind Gardnerville Elementary School with Nevada Division of State Lands Question 1 funding. The County has also worked with the Carson Valley Trails Association and conservation groups to purchase areas for trail access and improved floodplain mitigation.

The County joined the National Flood Insurance Program (NFIP) Community Rating System (CRS) in the 1980's. As a participant, the County must follow the Federal Emergency Management Agency (FEMA) regulations for the permitting of construction within the special flood hazard areas. At a FEMA audit in the spring of 2007, Douglas County was informed of deficiencies in the County's floodplain management process as it relates to construction and inspection, such as the correction/clarification of elevation certificates on file or clarifying plans and specifications for FEMA. The audit also required the County to amend the floodplain management ordinance to ensure consistency with FEMA regulations. As a result, the County initiated a number of public workshops regarding proposed changes. After several readings of the ordinance, the Board of Commissioners adopted an updated Chapter 20.50 (Floodplain Management) in October 2008. The revised language was reviewed and accepted by FEMA staff to ensure consistency with FEMA regulations.

In June 2008, a NFIP CRS audit was completed. Following completion of the audit, the County was able to maintain a rating of six which provides a 20 percent reduction in flood insurance costs for Douglas County residents. The modifications made to the Community Development Department's floodplain management program and the information submitted to NFIP for the current audit cycle should keep the County's rating at the same level.

FEMA updated the Flood Insurance Rate Maps (FIRM) used by the County in determining flood zone information for several eastern Carson Valley Basins (Buckbrush Wash, Johnson Lane Wash, Buckeye Creek, etc.), which changed the flood zone for approximately 5,000 parcels in the valley. The analysis was received by the County in April 2008, with timelines for review and appeal to FEMA ending September 3, 2008. In July 2008, the County hired a consultant to complete a peer review of the technical analysis prepared by FEMA. The consultant determined that the analysis by FEMA includes improper modeling methods and inaccurate data. As a result, the County appealed the modeling methods and data used to develop the FIRMs to FEMA. In July 2009, the County was advised by FEMA that they had rejected the appeal and the maps would go into effect on January 20, 2010. As a result, the County initiated public outreach through mailings, posting notices in newspapers, and holding workshops. Homeowners with mortgages that were moved into a flood zone were required to obtain flood insurance.

In 2010, the county filed suit against FEMA on the remapping. In July 2011, FEMA and the County agreed to submit data to a Scientific Review Panel (SRP) which will then make a recommendation to the FEMA administrator's designee. Both FEMA and the County have agreed to be bound by the decision that comes from the SRP process, which is yet to be completed.

E. OPEN SPACE PRESERVATION AND PLANNING

Douglas County Open Space and Agricultural Lands Preservation Implementation Plan: In September 2000, after extensive workshops, the Planning Commission and the Board of Commissioners approved an open space implementation plan which identified the necessary tools to purchase development rights from willing property owners in order to place conservation easements on agricultural and other sensitive properties. In November 2000, the voters of Douglas County failed to support an increase in the sales tax which would have provided funding for the acquisition of development rights as outlined in the plan. The County continues to consider incentives to help this program succeed. Activities include supporting properties to be purchased or conservation easements to be pursued under the Southern Nevada Public Lands Management Act (SNPLMA).

The County's Open Space and Agricultural Lands Preservation Implementation Plan was updated in October 2007. Components of the update include analysis of existing open space and agricultural lands; viewsheds and wildlife preservation, review of Carson Valley floodplains and strategies to maintain passive flood control, drainage, and the

ground water system; identification of perceived open space; public participation; a survey of community needs and desires; a plan for economic sustainability with regard to the preservation of open space – both active and passive lands and business associated with local tourism; and an implementation plan for acquiring and maintaining open space and agricultural lands in perpetuity.

As part of the transfer development right (tdr) program, over 4,003 acres of agricultural land is now protected from further development. In mid 2007, as part of the review of the growth management ordinance, the Board directed staff to consider modifications to the tdr program to help in creating additional incentives for the program to succeed in preserving agricultural lands. Staff has yet to initiate any changes to this program.

In April 2009, the Board approved a professional services contract with Legacy Land and Water, LLC to steward the public process and develop comprehensive federal legislation (Lands Bill) that would enable the preservation of historic ranching, riparian lands, wildlife habitat, open space, and natural resources through the proceeds raised from the sale of U.S. Forest Service and Bureau of Land Management (BLM) lands determined no longer useful in Douglas County. The Board recently approved additional funding for Legacy Land and Water, LLC to complete the public hearing and outreach process, which is expected to be completed within a two month time frame.

2. DEVELOPMENT RELATED ACTIVITIES

The Master Plan represents a long-range plan for the physical development of the County. As such, no annual review should be made without looking at the amount, type and location of development activity over the previous year. Development activity can be viewed and measured based on a number of different variables. For this annual review, staff has focused on residential building permit activity, commercial development activity, and land division activity for FY 10/11.

2a. RESIDENTIAL BUILDING PERMITS

A total of 1,132 building permits (includes all permits) were issued countywide during FY 10/11, but only 47 permits were new residential and non-residential structures. Of the total permits, new single-family residential permits accounted for 36 and there was one new mobile home permit for a total residential permit count of 37. Figure 1 depicts a comparison of permits issued in Douglas County since 1990 and Figure 2 shows areas of building permit activity. Development activity has predominantly occurred in the existing development areas and more specifically in the urban service areas identified in the Master Plan Land Use Element.

Permit totals do not include building on Tribal properties, allotment or Bureau of Indian Affairs (BIA) Land, as they are exempt from the County's permitting process. This includes the Pine View Estates subdivision south of Gardnerville and a portion of the commercial development in North Douglas County (Storage Units along Hobo Hot Springs Road).

Figure 1: Annual Residential Permits Issued

Year	SFR	MFR	Mobile	FY Total
1990	544	31	101	676
1991	410	18	64	492
1992	498	33	53	584
1993	504	31	56	591
1994	626	27	32	685
1995	423	24	29	476
1996	448	2	41	491
1997	415	2	40	457
1998	435	2	26	463
1999	485	0	32	517
2000	542 ¹	104	29 ²	675
2001	561 ¹	44	67 ²	672
2002	672 ¹	4	41 ²	717
FY 03/04	567 ¹	78	37 ²	682
FY 04/05	478 ¹	100	6 ²	584
FY 05/06	564 ¹	4	9 ²	577
FY 06/07	165 ¹	28	3 ²	196
FY 07/08	84 ¹	49	2 ²	135
FY 08/09	47 ¹	22	1 ²	70
FY 09/10	39 ¹	2	1 ²	42
FY 10/11	37 ¹	0	0	37

¹ Includes manufactured homes within residential zoning districts/voided permits

² In MH overlay zoning district only

Source: Building Division (amounts figured by fiscal year beginning FY 03/04)

Figure 2: New Residential Permits by Area*

Month	Tahoe	BP	North	BP	Central	BP	South	BP	Town	BP
July 2010					\$334,419	1	\$385,219	1	\$254,971	1
Aug. 2010					\$231,255	1				
Sept. 2010	\$1,137,551	2			\$547,556	1				
Oct. 2010			\$3,817,303	8			\$165,680	1		
Nov. 2010					\$312,472	1				
Dec. 201					\$138,306	1				
Jan. 2011										
Feb. 2011			\$302,077	1	\$628,509	3				
March 2011					\$1,046,090	2				
May 2011	\$385,893	1	\$549,685	2	\$883,858	2	Man. Home	1	\$2,159,770	7
June 2011										
Total Permits	\$1,523,444	3	\$4,669,065	11	\$4,122,465	12	\$2,710,669	3	\$254,971	8

Total Building Permits = 37

Total Valuation = \$13,280,614

Source: Building Department

BP = Building Permit

* Totals may not coincide with Figure 1 due to MFR unit calcs (1 permit is issued for all units).

It must be noted that in July 2007 the County adopted the Growth Management and Building Permit Allocation Ordinance (refer to Douglas County Code, Chapter 20.560, *Building Permit Allocation and Growth Management*). The ordinance sets the number of residential permits issued each year, for the next 50 years. The total allocations for each year are calculated from the 2000 Census data and are compounded annually at a rate of 2%. Any modification in the total number of allocations or a modification in the 2% growth rate must be placed on the ballot by the county for an advisory vote prior to implementation of any modification. The ordinance states that the board may during a master plan review, and must at every five year interval, commencing in 2011 review the growth of the population and the number of allocations used, the effect of growth on essential resources, facilities and services, and the quality of life for the communities and inhabitants of Douglas County to determine if there has been a change that requires amendment of the chapter.

The following figure includes the number of allocations available and number of allocations issued by year.

Figure 2a Number of Allocations Issued by Year (FY 07/08 – 10/11)

FY Year	Total Allocations	Vested Projects	Number of Allocations Issued
2007-08	317	149	77
2008-09	323	151	28
2009-10	330	155	16
2010-11	336	158	12

As one can see, the number of allocations available is much higher than the number of allocations being issued. As of July 1, 2011, the County had 560 excess allocations available. Projects approved prior to the adoption of the ordinance were vested and therefore building allocations for those projects have been accounted for.

2b. NON-RESIDENTIAL ACTIVITY

During FY 10/11, nine non-residential projects were either approved by the County, began construction, or were completed. For example, the Carson Valley Inn continued to renovate their gaming and hotel operation, Douglas County expanded the jail in Minden, the owner of Bill's Casino began to remodel the building, and North Sails constructed a 58,000 square foot building.

According to the Building Division, a total of four commercial permits for new buildings were issued in FY 10/11 with total valuation at \$5.1 million. The total number and corresponding valuation is considerably lower than previous years due to the slowed economy.

Figure 3: Commercial, Industrial and Public Facilities Permits (by area)

	FY 05/06		FY 06/07		FY 07/08		FY 08/09		FY 09/10		FY 10/11	
	#	Valuation*	#	Valuation*	#	Valuation*	#	Valuation*	#	Valuation*	#	Valuation*
Tahoe	3	\$1,646,654	3	\$379,907	1	\$366,483	2	\$795,212	5	\$545,811	3	\$7,600
Airport	8	\$13,409,139	15	\$4,526,665	3	\$1,579,919	2	\$448,250	2	\$790,550	4	\$2,242,916
Minden/ Gardnerville	3	\$1,318,750	10	\$2,262,371	6	\$3,805,813	5	\$5,451,593	3	\$3,203,136	6	\$30,755
							4	\$2,091,110	1	\$325,443		
Indian Hills/J.V.	5	\$1,411,232	5	\$4,702,538	1	\$533,960	2	\$1,863,498	2	\$2,311,967	1	\$64,800
Ruhenstroth	0	--	0	--	0	--	0		0	\$0	0	\$0
Gardnerville Ranchos	2	\$232,694	4	1,608,525	1	\$114,300	0		0	\$0	2	\$92,441
Johnson Lane	1	\$20,995	0	--	0	--	0		0	\$0	1	\$7,200
Genoa	3	\$807,168	6	\$2,187,030	1	\$891,666	0		0	\$0	4	\$186,700
TRE/Holbrook	3	\$786,729	0	--	0	--	1	\$58,364	0	\$0	2	\$86,240
East Valley	1	\$144,000	0	--	2	\$3,996,080	0		0	\$0	2	\$1,915,960
Foothill	1	\$76,650	0	--	0	--	0		0	\$0	0	\$0
Agricultural	0	--	0	--	3	\$641,259	2	\$136,746	2	\$224,320	0	\$0
Sierra	0	--	0	--	1	\$106,568	0		1	\$1,610,000	3	\$56,450
Antelope Valley	0	--	0	--	0	--	0		0	\$0	0	\$0
Fish Springs	0	--	0	--	0	--	0		0	\$0	0	\$0
Pinenut	0	--	0	--	0	--	0		1	\$18,720	0	\$0
Topaz Lake	0	--	0	--	0	--	0		2	\$95,384	0	\$0
Total	30	\$19,854,011**	43	\$15,667,036	19	\$12,036,318	18	\$10,844,773 ***	19	\$9,125,331 ***		\$4,691,062

Source: GIS Division

* Note: Valuation is the basis of comparison rather than square footages

** Includes 3 public facility permits

***Value pulled from the Building Department's database (BPPFPERM) field name (BVAL\$). This number includes all commercial building permits (new buildings, tenant improvements, additions, etc.)

2c. LAND DIVISION ACTIVITY

Land division activity can be categorized into the following two distinct activities: tentative mapping and final mapping. As the titles imply, tentative mapping involves the conceptual/conditional approval of a map (land division, parcel or subdivision) while the final map is the legal survey document which creates the parcels. It should be noted that land division activity is not a very accurate measurement of Master Plan related activity. A number of factors can affect the pace of parcel creation including: the inventory of available recorded lots; inventory of tentative approved lots; the national, regional and local economy; financial markets, banking conditions, and monetary supply and regulations; as well as federal, state and local environmental and development regulations.

As shown in Figure 4, a total of 128 parcels were recorded in FY 10/11, which is a significant decline from FY 05/06 when 706 new parcels were recorded.

Figure 4: Number of New Parcels Recorded by Community

	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11
Johnson Lane	93	78	42	25	0	1	0	9
Minden/ Gardnerville	91	364	224	0	36	5	2	15
Indian Hills	2	106	10	37	21	1	25	4
Agricultural	43	18	10	16	7	54	11	10
Genoa	51	2	60	106	127	2	4	2
Foothill	19	2	16	10	0	24	7	17
Ruhenstroth	9	0	14	7	1	6	0	4
East Valley	60	3	3	4	9	19	3	18
Fish Springs	14	4	1	0	12	0	0	3
Gardnerville Ranchos	31	1	193	76	6	1	0	1
Airport	10	51	25	11	0	9	8	1
Lake Tahoe	2	4	3	1	0	1	0	11
TRE/Holbrook	3	15	1	32	0	6	1	27
Topaz Lake	0	0	0	0	0	0	0	0
Pinenut	1	48	50	0	0	13	0	0
Sierra	1	2	54	0	0	1	2	5
Antelope Valley	8	0	0	0	0	2	0	1
Total	438	698	706	325	221	145	63	128

Source: GIS Division

To date, there are approximately 582 vacant recorded lots and 566 approved lots that have not been recorded that are covered under existing development agreements (refer to Figure 5). As identified in figure 5 and 5a, there is a total of 1,798 tentatively approved lots awaiting recordation. In addition, staff has provided approved specific plan unit counts which generally would be completed within a 15-20 year timeline as part of a future planned development subdivision map. Total remaining lot count for future specific plan buildout, not already accounted for in Figures 5 and 5a, is shown as 2,294 (refer to Figure 5b).

Figure 5: Projects Covered by Development Agreements Tentatively Approved as of June 30, 2011

Project Name	Lots Approved	Lots Recorded	Improved Lots	Vacant Lots	Lots not Recorded
Aloha/Rain Shadow Ranch (PD 04-002)	43	17	3	14	26
Ashland Park PD	292	0	0	0	292
Chichester Estates	785	785	765	20	0
Genoa Lakes PD	220	220	206	14	0
James Canyon PD/Montana/Summit Ridge/Mountain Meadows (PD 05-001 and 05-012)	395	324	98	226	71
Job's Peak Ranch PD (Multiple)	122	122	48	74	0
La Costa PD (NV Northwest) (PD 02-004)*	71	71	31	40	0
Monterra (Park Place) (PD 05-005)	270	118	14	104	152
Parkhaven (Armil) (LDA 04-075)	21	0	0	0	21
Pleasantview	199	195	191	4	4
Silveranch Estates (LDA 97-008)	135	135	134	1	0
Skyline Ranch (LDA 04-04)	132	132	125	7	0
Stodick Estates South PD	121	121	106	15	0
Sunridge III (LDA 99-054)**	261	261	234	27	0
Valley Vista I	261	261	225	36	0
Total	3,328	2,762	2,180	582	566

*The La Costa (NV Northwest) (PD 02-004) expired on 11/7/2010; 71 of the 138 approved lots were recorded.

**All the single-family residential lots (261) for Sunridge III (LDA 99-054) have been recorded; 271 lots were approved with the Development Agreement.

Figure 5a: Projects Not Covered by Development Agreements - Recorded & Unrecorded Lot Totals Tentatively Approved as of June 30, 2011

Projects <u>recorded</u> - improvements/security in place	Community	# of lots/units approved	# of lots recorded	Remaining lots/units to record
Mica Dr. LLC (The Cottages at Indian Hills)(PD 05-002)	Indian Hills	48	24	24
Total		48	24	24

Projects <u>unrecorded</u> with no development agreement - improvements on the ground	Community	# of lots/units approved	# of lots recorded	Lots remaining to record
Clear Creek LLC (PD 03-004)	North Ag.	384	0	384
Kahn (PD 08-005)	Topaz	6	0	6
The Ranch at Gardnerville (PD 04-008)	Gardnerville	633	34	599
Total		1,023	34	989

Projects unrecorded with no development agreement - no security/improvements in process	Community	# of lots/units approved	Remaining lots to record
Park Cattle Company (LDA 08-044)	Minden	17	17
Heavenly Valley LTD Partnership (PD 08-004)	Sierra	124	124
Rancho Pacific (PD 08-001)	Sierra	52	52
Cave Rock (PD 09-003)	Tahoe	26	26
Total		219	219

Note: Litigation regarding the Rancho Pacific (PD 08-001) project is pending.

**Figure 5b: Approved Specific Plans (includes those under a development agreement)
Carson Valley, Topaz and Tahoe Planning Area as of June 30, 2011**

	Community	Allowed # of units	Minus units/lots recorded or tentatively approved	Total remaining units/lots to record
North Douglas County Specific Plan (Adopted September 7, 2007 and Amended on September 4, 2008)	Indian Hills	972	0	972
Nevada Northwest Specific Plan (Adopted November 1, 2001)	Minden	478	71	407
Virginia Ranch Specific Plan (Adopted December 2, 2004)	Gardnerville	1,020	105	915
Total		2,470	176	2,294

Notes: PD = Planned Development

Source: GIS Division/Community Development Department

Other potential building permits:

Total amount of lots in approved subdivisions and PDs (Figures 5 & 5a Total) =	4,618
Total improved lots from Figure 5 =	<u>- 2,180</u>
Total unimproved lots =	2,438
 Total specific plan potential = 2,294	 <u>+ 2,294</u>
 Total (Figure 5, 5a, & 5b) – improved lots =	 4,732

2d. CODE ENFORCEMENT ACTIVITY

The Code Enforcement Activity Report, which is provided as Attachment 3, identifies code enforcement activity during FY 10/11. As provided, the Code Enforcement staff handled 1,102 new cases. This number decreased the total yearly caseload by 13 percent from the previous fiscal year when 1,264 cases were opened, primarily due to a 38 percent reduction in sign related cases in line with the goal established for FY 09/10 and a 26 percent decrease in cases related to home occupations (home-based businesses). Enforcement of RV parking, home occupation (home-based businesses)/business zoning, signs, and abandoned vehicles had the highest number of violations. Approximately 98.9 percent of all cases handled by the division were resolved through cooperative agreements and voluntary action by property owners and other responsible parties. Currently, the County's enforcement of zoning codes is complaint driven, with two full-time code enforcement officers.

3. DEVELOPMENT POTENTIAL

Figure 6 represents the current estimated development potential within Douglas County (excluding Lake Tahoe). These numbers total the number of new residential units that could be developed under the current master plan/zoning classifications. For estimating purposes, the total of new residential lots equal the same number of residential units (one unit per parcel). Two columns indicate the total number of unit potential within the designated Receiving Areas under either a 5 dwelling unit (d/u) per acre count or a 7 dwelling unit (d/u) per acre count (equates to 8,000 plus square foot residential lot or 6,000 plus square foot residential lot, respectively). Historically, Receiving Area development is approved at a density at, or below, the 5 d/u per acre scenario. The maximum of up to 16 d/u per acre, which is allowed in Receiving Areas (with the exception of lands east of the Airport and west of Rubio Way), is not provided since actual applications to date have not supported that type of density. The total units within the Receiving Areas (either 5 d/u or 7 d/u per acre) are provided for discussion under a *worse case scenario* where only residential development would be approved (no commercial, industrial, recreation, etc.). In addition, a column also reflects the potential number of units within the larger A-19 parcels that have development now, but are greater than 38 acres in area and could be further divided and developed.

By combining the total unit count of existing lots (column 2) and future lots (column 3) that would be allowed under the existing master plan land use map and zoning map, added to the potential of 5 dwelling units per acre in Receiving Areas (column 4), adding the development of all agricultural properties greater than 38 acres (column 6), and adding those units approved under existing tentative subdivision maps/specific plans (column 7 [excludes Lake Tahoe]), the total number of new dwelling unit potential in Douglas County is 23,426. Considering the same unit count, with the exception of using the 7 dwelling units per acre count in Receiving Areas (replacing column 4 with column 5), the total is 27,664 additional dwelling units. According to the 2010 Census, there are a total of 23,671 housing units in Douglas County.

Figure 6: Estimated Development Potential within Douglas County (excluding Lake Tahoe) as of June 30, 2011

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Subarea	Existing Vacant Residential Lots (1 unit per lot)**	Future Potential Residential Lots (1 unit per lot)	Receiving Area (5 d/u per acre)	Receiving Area (7 d/u per acre)	Improved Large Parcels greater than 38 acres	Tentatively Approved Subdivision Lots/Units and Specific Plan Approved Lots/Units (see figures 5, 5a, & 5b)
Carson Valley	3,880	1,218	4,161	5,877	812	4,550
Topaz	1,370	0	5,826	8,348	292	6
Pinenut	952	0	0	0	0	0
Sierra	169	0	0	0	14	176
Total	6,371	1,218	9,987	14,225	1,118	4,732

Sources: Douglas County GIS Division/Assessor's Database/Community Development Department

Note: Figures do not include potential of 2,000 – 3,000 additional dwelling units on Tribal or BIA lands.

Based on the total unit count above, two build-out scenarios are provided for discussion:

- A. Adding columns 2, 3, 4, 6, & 7 = **23,426 dwelling units****
- B. Adding columns 2, 3, 5, 6, & 7 = **27,664 dwelling units****

*** Note: The actual residential unit count would be modified to reflect large parcels placed into conservation easements under the TDR program needed for the Receiving Area buildout.*

As noted previously, the County adopted a growth management and building permit allocation ordinance in June 2007, effective July 1, 2007. The ordinance sets the growth rate at 2 percent compounded over a 50-year period. The total number of building permit allocations (one allocation required per each dwelling unit per Table A of the ordinance) contemplated within the 50-year buildout scenario is a total of 26,812 allocations, which falls between the two build-out scenarios described above.

4. QUALITY OF LIFE INDICATORS

The 2006/2007 Master Plan Update contains the following goal and policies that require the County to prepare an annual Quality of Life report:

GOAL 14.02 Monitor and evaluate changes in Douglas County's quality of life, including its natural resources, economy, public services, fiscal condition, and community character.

Policy 14.02.01 The County shall establish "Quality of Life" indicators for annual monitoring.

Policy 14.02.02 Douglas County shall establish systems for monitoring key indicators as a means of assessing the County's success in implementing this Master Plan and achieving its goals. The results of such monitoring shall be considered during each Master Plan Review and may form the basis for approving amendments to Master Plan goals, policies, or the Land Use Plans.

Policy 14.02.03 Prior to each Master Plan Review, Douglas County shall evaluate defined "quality of life" indicators in order to examine the County's progress toward the County character desired for the

year 2025. Quality of life indicators should evaluate issues such as, but not limited to: a) population growth and demographic change; b) economic growth and diversification; c) fiscal condition of the County (costs to provide service compared to revenues available); d) ability to provide services at established adequate service levels; e) changes in air quality; f) changes in surface or groundwater quality or quantity; g) public accessibility to open space; h) action taken to protect natural resources (such as steep slopes, wetlands, or ridgelines); i) availability of affordable housing; j) traffic levels; k) cultural resources; l) design standards, and m) other relevant data.

In May 1999, the Board of Commissioners received and accepted the Planning Commission's recommended list of nine quality of life indicators to be evaluated over the coming years. Those indicators remained constant with the 2007 Master Plan Update.

Quality of life (QOL) means different things to different people. The indicators established by the Board involve different demographic sections of the community. Ideally, since the measures relate back to the Master Plan, the indicators should be reflective of issues that the County has direct or indirect control over. For instance, oil prices would probably be a poor QOL indicator, even though it could certainly impact the quality of life. The Master Plan recommended 12 QOL indicators. The first year represented was 1997 where information was compiled based on the approved indicator's list. While staff has attempted to provide some comparative analysis, 1997 is the primary point of reference to begin measurement. Both the Planning Commission and Board of Commissioners have discussed the elements of Quality of Life for the community. The members should reflect on their prior discussions, and if they believe these indices should be expanded upon or modified as part of this master plan review. The following definition of QOL was discussed by the Board as part of the discussion setting the Strategic Directions in early 2006.

Quality of Life: The level of enjoyment, sense of well-being, and fulfillment derived by residents from the life they live within their local economic, cultural, social, and environmental conditions.

The existing indices, including discussion on the items, are provided below:

- 1) Population growth and demographic change.** Indices for this section include annual population estimates and other related demographics provided by the state demographer and from other sources. Figure 7 provides the most recent state demographer and census data for the County. As you will note, the estimates between the US Census and the State Demographer are not always the same. The State Demographer tends to estimate higher numbers based on the use of modeling data used for the 17 Nevada counties. The census information shows that the County's population increased from 41,259 in 2000 to 46,997 in 2010, a 13.9% increase.

Figure 7: Douglas County Population - NV State Demographer & US Census

Year	NV State Population	% Increase	10 Yr Increase	Source	US Census Population	% Increase	10 Yr Increase	Source
1990	27,637			Census**	27,637			Census**
1991	28,810	4.2		Est.*	30,066	8.7		Est.**
1992	29,470	2.3		Est.*	31,694	5.4		Est.**
1993	30,390	3.1		Est.*	33,089	4.4		Est.**
1994	34,620	13.9		Est.*	34,413	4		Est.**
1995	35,880	3.6		Est.*	36,121	4.9		Est.**
1996	37,480	4.5		Est.*	37,286	3.2		Est.**
1997	39,590	5.6		Est.*	38,241	2.5		Est.**
1998	41,420	4.6		Est.*	39,321	2.8		Est.**
1999	42,590	2.8		Est.*	40,458	2.8		Est.**
2000	41,259	-3.2	49%	Census**	41,259	1.9	49%	Census**
2000	41,674	1		Est.*	41,465	0.4		Est.**
2001	43,450	4.3		Est.*	42,238	1.8		Est.**
2002	44,212	1.8		Est.*	43,246	2.3		Est.**
2003	45,603	3.1		Est.*	44,166	2.1		Est.**
2004	47,803	4.8		Est.*	45,394	2.7		Est.**
2005	50,108	4.8		Est.*	47,017	3.5		Est.**
2006	51,770	3.3		Est.*	45,479	-3.3		Est.**
2007	52,386	1.2		Est.*	45,305	-0.4		Est.**
2008	52,131	-0.5		Est.*	45,180	-0.28		Est.**
2009	51,390	-1.42		Est.*	45,464	.63		Est.**
2010	49,242	-0.04	18.16%	Est.*	46,997	3.37	13.90%	Census**

Est. * = Nevada State Demographer (NSD) Estimates

Est. ** = US Census

Figure 8: Comparative Population Figures

State/County	2000 Population*	2005 Population **	2006 Population **	2007 Population **	2008 Population **	2009 Population **	2010 Population*
State of Nevada	1,998,257	2,414,807	2,484,196	2,554,344	2,600,167	2,643,085	2,700,551
Carson City	52,457	56,062	54,983	54,724	54,867	55,176	55,274
Churchill County	23,982	24,556	24,618	24,784	24,896	24,897	24,887
Clark County	1,375,765	1,710,551	1,770,676	1,827,655	1,865,746	1,902,834	1,951,269
Douglas County	41,259	47,017	45,479	45,305	45,180	45,464	46,997
Elko County	45,291	45,570	45,639	46,847	47,071	47,896	48,818
Esmeralda County	971	787	750	686	677	626	783
Eureka County	1,651	1,428	1,465	1,563	1,628	1,707	1,987
Humboldt County	16,106	17,129	17,236	17,484	17,763	18,260	16,528
Lander County	5,794	5,114	4,991	5,080	5,086	5,159	5,775
Lincoln County	4,165	4,391	4,525	4,723	4,898	4,794	5,345
Lyon County	34,501	47,515	50,284	52,363	53,022	52,641	51,980
Mineral County	5,071	4,910	4,752	4,759	4,684	4,662	4,772
Nye County	32,485	40,477	42,269	44,022	44,375	44,234	43,946
Pershing County	6,693	6,360	6,330	6,350	6,291	6,286	6,753
Storey County	3,399	4,074	4,076	4,177	4,341	4,441	4,010
Washoe County	339,486	389,872	397,060	404,710	410,443	414,820	421,407
White Pine	9,181	8,994	9,063	9,112	9,199	9,188	10,030

*Source: Official US Census – April 1

** Source: US Census Estimates – July 1

Included in Figure 9 below are data highlights for Douglas County from the 2010 Census. The census information shows that 20.2% of our population is 65 years of age or older, which justifies the need for a community center with a senior center component.

Figure 9: Data Highlights for Douglas County from 2010 Census

2010 Census Characteristics

Total Population	46,997
Median Age (years)	47.4
65 years and over	9,479
Percentage	20.20%

Race/Ethnicity

Hispanic or Latino	5,103
White Alone	39,094
Black or African American alone	174
American Indian and Alaska Native alone	759
Asian alone	699
Native Hawaiian and Other Pacific Islander alone	60
Some Other Race alone	64
Two or More Races	1,044

American Community Survey

High school graduates, percent of persons age 25+, 2005-2009	90.7%
Bachelor's degree or higher, pct of persons age 25+, 2005-2009	25.6%
Persons below poverty level, percent, 2009	9.4%
Median household income, 2009	\$60,578

Unemployment Rate (Bureau of Labor Statistics)

2000	4.1
2010	15.9

Source: Nevada State Demographer Data Highlights for Douglas County and Similar Sized Communities 2010.

Figure 10: Median Household Income

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011
Median Household Income	\$63,900	\$65,100	\$66,950	\$65,800	\$67,200	\$72,200	\$73,800	\$73,000	\$75,900
Annual % increase	0.02%	1.90%	2.84%	-1.72%	2.13%	7.40%	2.21%	-1.10%	3.93

Source: NV HUD Income Limits

2) Economic growth and diversification. It must be noted that diversification of the County's economic and employment base was identified as a primary goal in the 1996 and 2006 Update to the Master Plan. In response, the Board of Commissioners adopted the Economic Vitality Strategy and Action Plan in September 2010. The vision of the plan is "a community to match the scenery," which capitalizes on the County's greatest asset, "our spectacular natural environment." The plan sets a goal that "by 2022, Douglas County will be recognized as the best place to live, work and play because of our community commitment to education, recreation and innovation." The following five guiding principals will direct the County's Economic Vitality work and the attraction of new businesses: improve the business climate; preserve the natural environment; improve infrastructure; enhance education and workforce; maintain the quality of life; and attract businesses that are unique and marketable. The Plan is available on the Douglas County Website (www.douglascountynv.gov). Indices for this section include previous year's assessed valuations, jobs by economic sector, and unemployment rates.

Figure 11: Douglas County Assessed Valuation

Year	Total Assessed Valuation (\$)	Annual % Increase
93-94	\$1,002,925,863	--
94-95	\$1,043,991,818	4.10%
95-96	\$1,143,674,698	9.60%
96-97	\$1,269,833,857	11.00%
97-98	\$1,323,618,935	4.20%
98-99	\$1,370,934,871	3.60%
99-00	\$1,413,035,513	3.10%
00-01	\$1,469,943,984	4.00%
01-02	\$1,639,837,048	11.50%
02-03	\$1,737,215,060	5.94%
03-04	\$1,858,278,871	6.97%
04-05	\$2,000,179,481	7.64%
05-06	\$2,441,212,858	22.05%
06-07	\$3,039,633,181	24.51%
07-08	\$3,396,804,161	11.75%
08-09	\$3,492,523,590	2.82%
09-10	\$3,368,178,709	-3.56%
10-11	\$2,955,966,285	-12.24%
11-12*	\$2,765,187,468	-6.45%

* Estimated for Fiscal Year 11/12

Source: Douglas County Fiscal Budget

Figure 12: Employment by Industry

Calendar Year	2003	2004	2005	2006	2007	2008	2009	2010
Total All Industries	21,730	21,730	21,780	21,850	21,540	20,450	18,160	17,190
Mining	0	0	0	0	0	0	0	0
Construction	1,980	1,940	2,030	2,090	1,900	1,420	1,020	780
Manufacturing	1,720	1,720	1,720	1,790	1,920	2,030	1,840	1,670
Information	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Trade, Transportation, and Utilites	2,830	2,760	2,750	2,810	2,790	2,640	2,420	2,360
Financial Activities	850	790	850	790	820	800	760	720
**Hotel/Gaming & Other Service Ind.	11,630	11,820	11,760	11,730	11,450	10,940	9,550	9,100
Government	2,420	2,380	2,380	2,350	2,370	2,390	2,390	2,380

Source: Douglas County Budget, Nevada Department of Employment, Training and Rehabilitation (DETR) Nevada Small County Industrial Employment Summary

**Includes Professional and Business, Education and Health, Leisure and Hospitality, and Other Services

Figure 13: Douglas County Room Tax Revenue

Year	Room Tax Revenue	Annual % Increase
94-95	\$5,308,565	--
95-96	\$5,669,055	6.80%
96-97	\$5,700,178	0.50%
97-98	\$5,829,957	2.30%
98-99	\$5,974,137	2.50%
99-00	\$6,893,843	15.39%
00-01	\$7,002,835	1.60%
01-02	\$6,783,773	-3.10%
02-03	\$6,471,632	-4.60%
03-04	\$6,396,399	-1.10%
04-05	\$6,343,130	-0.83%
05-06	\$6,188,406	-2.44%
06-07	\$5,786,471	-6.49%
07-08	\$5,621,808	-285.00%
08-09	\$4,854,100	-13.66%
09-10	\$4,408,869	-9.17%
10-11*	\$5,218,900	18.37%
11-12**	\$5,591,375	7.14%

* Estimated Actual; **Adopted Budget; Source: Douglas County Fiscal Budget

For FY 10/11, the Comptrollers office is reporting that were 1,358,885 room nights available and 763,817 rooms sold. The occupancy rate was 56.21 %. The occupancy rate has been declining since FY 00/01, when the occupancy rate was 72.40%

Figure 14 below shows the drastic increase in the unemployment rate in Douglas County. The Nevada Employment Security Department reported an unemployment rate of 14.50% in 2011, whereas the United States Department of Labor, Bureau of Labor Statistics, reported an even higher unemployment of 15.9% in 2011. This is a major indicator that our economy is suffering and that jobs are needed.

Figure 14: Unemployment Rate

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Unemployment Rate	4.80%	5.10%	5.20%	4.30%	4.40%	4.80%	5.20%	7.30%	11.10%	13.00%	14.50%

Source: Douglas County Fiscal Budget (State of Nevada - Nevada Employment Security Department)

Figure 15: Other County Tax Revenues

Fiscal Year	2006-07	2007-08	2008-09	2009-10	2010-11*	2011-12**
State Consol. Taxes	\$15,199,455	\$15,332,393	\$15,012,807	\$14,091,197	\$12,628,097	\$11,777,804
Annual % increase	3.14%	0.89%	-2.08%	-6.14%	-10.38%	-6.73%
Gaming	\$1,631,317	\$1,614,343	\$1,527,186	\$1,290,847	\$1,170,540	\$1,255,540
Annual % increase	-5.37%	-1.04%	-5.40%	-15.48%	-9.32%	7.26%
Property Tax	\$24,910,328	\$27,376,568	\$30,574,604	\$32,190,428	\$33,034,560	\$33,875,840
Annual % increase	31.27%	8.65%	11.68%	5.28%	2.62%	2.55%

*Estimated Actual

**Adopted budget

Source: Douglas County Fiscal Budget

Includes Towns and East Fork Fire and Paramedic District

Figure 16: Developed Acreage

	Total Commercial Acreage	Developed Commercial Acreage (% of total)	Annual % Increase Developed	Total Industrial Acreage	Developed Industrial Acreage (% of total)	Annual % Increase Developed	Total Public Facilities Acreage	Developed Public Facilities Acreage (% of total)	Annual % Increase Developed
1997	--	573	--	--	506	--	--	--	--
1998	1,328	687 (52%)	20%	2,147	614 (29%)	21%	--	--	--
1999	2,566	1,037 (40%)	51%	2,437	710 (29%)	16%	--	--	--
2000	2,022*	745 (37%)	-21%	3,053	1,108 (36%)	25%	--	--	--
2001	2,028	781 (38%)	4.80%	3,053	1,208 (39%)	9.00%	--	--	--
2002	2,000	804 (40%)	2.90%	3,047	1,214 (39%)	9.50%	--	--	--
2003	2,040	851 (41%)	5.80%	3,033	1,286 (42%)	5.90%	--	--	--
2004	2,024*	869 (42%)	-1.80%	3,025	1,365 (45%)	9.40%	--	--	--
2005	2,031**	889 (43.7%)	2.30%	3,029	1,365 (45 %)	0.30%	--	--	--
2006	2,026	965 (47.6%)	8.50%	2,995	1,376 (45.94%)	0.80%	--	--	--
2007	2,032	1,135 (55.8%)	17.61%	3,028	1,414 (46.69%)	2.76%	--	--	--
2008	2,039	985 (48.31%)	-13%	3,025	1,356 (44.83%)	-4%	4,387	2,998 (68.33%)	N/A
2009	2,111	840 (39.79%)	-15%	3,024	1,397 (46.20%)	3%	4,397	N/A	N/A
2010	2,116	861 (40.69%)	2.50%	3,024	1,397 (46.20%)	0%	4,346	3243 (76.39%)	N/A

* Reduction due to Tahoe re-zoning (i.e. Glenbrook area)

** Reduction due to changes from commercial to residential

Source: Douglas County (GIS)

- 3) Fiscal condition of the County (costs to provide service compared to revenues available).** Indices include revenues/expenditures per capita figures, liquidity, fund balances as a percentage of net operating revenues, current and long-term debt, debt service, debt affordability and capital outlays as a percentage of net operating funds, relative to the Consumer Price Index.

Figure 17: Douglas County Resources (Revenues)

Year	2006-07	2007-08	2008-09	2009-10	2010-11*	2011-12**
Total Resources	181,162,367	177,705,003	175,205,585	172,137,001	195,719,148	154,937,951
per capita	3,638	3,065	3,361	3,350	3,975	3,297
Total County debt	36,025,725	33,473,376	30,777,703	28,656,297	30,453,010	27,314,547
Total allowable debt	302,930,366	336,156,899	347,150,640	335,702,972	295,596,629	271,825,012
Debt service	4,099,691	4,207,950	4,324,087	4,347,250	4,470,436	4,536,541

* Estimated Actual; ** Adopted Budget

Source: Douglas County Fiscal Budget; Nevada State Demographer

Figure 18: County Employees per 1,000 Population

Year	Total Employees	Employees/1,000 Pop.	Population*	% change
96/97	420.36	10.78	39,050	1.70%
97/98	414.26	10.37	39,951	2.31%
98/99	430.32	10.53	40,847	2.24%
99/00	433.1	10.5	41,259	1.01%
00/01	451.19	11.00	41,674	1.01%
01/02	461.16	10.61	43,450	4.26%
02/03	478.32	10.8	44,212	1.75%
03/04	483.94	10.61	45,603	3.15%
04/05	497.53	10.45	47,803	4.82%
05/06**	503.64	10.10	50,108	4.82%
06/07**	521.87	10.08	51,770	3.32%
07/08**	521.98	10.0	52,386	1.19%
08/09	515.64	9.67	53,307	1.76%
09/10	473.87	9.22	51,390	-3.60%
10/11	463.05	9.40	49,242	-4.18%
11/12	457.35	9.73	46,997	-4.56%

Source: Douglas County Fiscal Budget

*State Demographer Population estimate as of July 1 of Fiscal Year

** Corrected figures per adopted budget (excludes EFPD & Town employees)

*** Draft Estimates as of July 1, 2011

Figure 19: Consumer Price Index (CPI - West)

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011*
CPI	3.52	3.65	1.97	2.08	2.33	3.08	3.43	3.18	3.49	-0.21	1.08	1.27

*2011 CPI is a six month average from January to June

Figure 20: Douglas County Average Overlapping Tax Rates

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
2.3327	2.3583	2.35	2.36	2.39	2.42	2.39	2.97	2.98	3.06	3.08	3.13	3.13

Source: Douglas County Budget

Figure 21: Nevada Counties/Statewide Average Overlapping Tax Rates by FY Ended June 30, 2011

Fiscal Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Carson City	2.63	2.68	2.70	2.70	3.00	2.99	3.26	3.29	3.17	3.21
Churchill	2.92	2.94	2.95	2.95	2.93	3.04	3.07	3.06	3.02	3.00
Clark	3.03	3.07	3.08	3.08	3.10	3.11	3.13	3.18	3.07	3.06
Douglas	2.36	2.39	2.42	2.39	2.97	2.98	3.06	3.08	3.10	3.13
Elko	2.85	2.91	2.93	2.97	3.00	3.00	2.98	2.98	2.94	2.91
Esmeralda	2.82	2.84	3.02	3.02	3.02	3.02	3.02	3.02	3.02	3.02
Eureka	1.77	1.79	1.78	1.94	1.94	1.94	1.94	1.94	1.78	1.78
Humboldt	2.30	2.44	2.60	2.66	2.90	2.71	2.70	2.75	2.64	2.59
Lander	3.15	3.36	3.36	3.36	3.37	3.37	3.37	3.37	3.36	3.36
Lincoln	2.87	2.89	2.91	2.92	3.08	3.07	3.07	3.12	3.16	3.14
Lyon	2.82	2.94	2.96	2.95	3.03	3.03	3.03	3.03	3.09	3.17
Mineral	3.64	3.66	3.66	3.66	3.66	3.66	3.66	3.66	3.66	3.66
Nye	3.35	3.37	3.40	3.31	3.22	3.13	3.14	3.16	3.18	3.28
Pershing	3.08	3.10	3.10	3.16	3.11	3.15	3.16	3.16	3.16	3.25
Storey	2.77	2.99	3.53	3.5	3.49	3.49	3.46	3.46	3.46	3.46
Washoe	3.55	3.56	3.54	3.55	3.56	3.56	3.58	3.58	3.56	3.56
White Pine	3.64	3.66	3.66	3.66	3.66	3.66	3.66	3.66	3.66	3.66
Average Statewide Rate	3.08	3.11	3.12	3.11	3.15	3.15	3.17	3.22	3.13	3.12

Source: Douglas County Budget

- 4) **Changes in air quality.** The Nevada Division of Environmental Protection (NDEP) Bureau of Air Quality Planning (BAQP) operates an ambient air quality monitoring network of gaseous and particulate pollutant monitors. The monitors are located in small communities throughout rural Nevada. There is one monitoring station in Douglas County designed to monitor the highest concentrations of carbon monoxide (CO) at Lake Tahoe. The station is located at Stateline, on Harvey's Resort Hotel. There is a second monitoring station in Douglas County that monitors for particulate matter less than or equal to 10 micrometers in diameter (PM₁₀) concentrations, fine particulate matter less than or equal to 2.5 micrometers in diameter (PM_{2.5}) concentrations, and ground level ozone (O₃) on Lyell Way in Aspen Park in the Gardnerville Ranchos.

The NDEP BAQP's Nevada Air Quality Trend Report 1998-2009 dated January 2011 states that ambient concentrations of PM_{2.5} have trended upward in Gardnerville and are approaching the National Ambient Air Quality Standards (NAAQS). BAQP is in the process of analyzing samples to determine the cause(s) of the elevated levels. It should be noted that US Environmental Protection Agency (EPA) is actively reviewing and revising several of the NAAQS. Generally, these reviews are resulting in revised standards that are more stringent. More stringent standards may affect the future attainment status within Nevada's 15 Rural Counties. As a result, BAQP may be required to expand the State's monitoring network.

- 5) **Changes in surface or groundwater quality or quantity.** The report from the State of Nevada Department of Conservation and Natural Resources shows that groundwater pumpage has increased throughout the County, and that there is a direct correlation between higher agricultural and domestic pumpage and favorable wet winter conditions. Data provided shows that total groundwater usage has increased over time, ranging from 19,891 to 34,561 acre-feet of usage. Further study shows that permitted groundwater rights have decreased from 98,279 acre-feet in 1999 to 97,010 acre-feet in 2009 (see data below).

Figure 22: Carson Valley Groundwater Usage (acre feet)

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Permitted Groundwater Rights - Acre-Feet	98,279	98,867	97,576	96,411	96,154	96,641	96,533	96,356	97,011	96,603	97,010
Actual Usage - Acre-Feet	19,891	23,876	29,090	29,614	29,609	34,561	27,405	22,997	29,119	28,037	26,666

Source: State of Nevada Division of Water Resources

Figure 23: Carson Valley Basin Permitted, Certified and Claim of Vested Groundwater Rights – 2009

	Irrigation	Municipal	Commercial	Stockwater	Domestic	Other	Supplemental Surface*	Total
Permitted - Acre-Feet	52,767*	34,562	164	373	31	9,113	43,616	97,010
Percentage	54.4%	35.6%	0.2%	0.4%	0.0%	9.4%	45.0%	100%

* Supplemental surface acre-feet water right allocation includes supplemental surface water right for agricultural purposes (this number is part of the total irrigation figure, not in addition to)

Source: State of Nevada Division of Water Resources

Figure 24: Carson Valley Groundwater Pumpage by Type of Use for 2009 (acre-feet)

	Irrigation	Municipal	Commercial	Stockwater	Domestic	Other	Total
Pumpage Acre-Feet	9,982	10,907	55	133	3,695	1,895	26,666
Percentage	37.4%	40.9%	0.2%	0.5%	13.9%	7.1%	100%

Source: State of Nevada Division of Water Resources

- 6) **Traffic levels.** These indices include traffic count information provide by the Nevada Department of Transportation (NDOT) at various points on State highways within the County. As one can see, in some areas average daily trips (ADTs) have increased and in other areas they have decreased.

Figure 25: Traffic Levels (Average Daily Traffic)

NDOT Sta	Location	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
50029	US 395, .2 mi. S of Muller Ln.	26,600	26,600	29,200	30,500	30,500	32,500	32,000	29,000	28,000	28,000	27,000
50045	US 395, .4 mi. N/of Jacks Valley Rd	37,600	37,600	39,600	36,500	44,000	45,500	46,000	4,000	41,000	40,000	38,000
50011	US 395, 650' S of SR-88	24,300	24,300	24,900	26,200	26,200	27,700	25,900	26,000	24,000	24,000	24,000
50069	US 395 .5 mi. S of Pinenut Rd	10,000	11,000	10,800	11,500	11,800	12,300	11,900	12,000	11,000	11,000	12,000
50001	US 395 at NV/CA State line(Topaz)	3,900	3,98	4,100	4,300	4,600	4,600	4,450	4,700	3,100	4,100	4,600
50034	Jacks Valley Rd, .15 mi. W of 395	9,000	9,000	15,300*	11,000*	11,000*	11,000*	11,000*	10,000	9,400	8,600	8500*
50024	Kingsbury Grade .3 mi. w/of Foothill	4,850	5,300	5,200	5,550	5,400	5,700	5,700	5,700	5,700	5,100	5000*
50042	Kingsbury Grade 350' E of US-50	15,200	15,200	14,800	15,000	14,700	14,600	14,300	13,000	14,000	13,000	14,000
50041	US-50, 300' E of SR-207	23,000	25,000	24,100	22,100	22,300	27,700	23,700	20,000	20,000	21,000	22,000*
50003	SR-208, 1 mi. E of US 395	3,550	3,600	3,600	3,900	3,900	4,100	4,150	4,000	3,600	3,800	3,400
50032	Airport Rd., .1 mi. E of 395	2,300	2,300	2,200	2,450	2,450	2,700	2,550	3,000	2,500	2,600	2,300
50052	Johnson Ln, .2 mi. E of 395	4,800	4,900	6,000	6,350	6,450	7,250	7,250	6,600	5,700	5,900	5,100
50028	Genoa Ln, 200' W of 395	1,400	1,400	1,600	1,600	1,500	1,450	1,450	1,500	1,500	1,300	1,400
50026	Muller Ln, 200' W of 395	1,500	1,600	1,600	1,550	1,500	1,500	1,650	1,500	1,700	1,500	1,000
50013	Mottsville Ln, .3 mi. W of SR-88	4,300	3,700	3,700	4,100	3,700	4,050	4,050	4,100	4,600	4,300	4,000
50062	Centerville Ln, 150' E of Foothill Rd	2,200	2,400	2,400	2,500	2,500	2,450	1,900	2,500	2,400	2,300	2,200
50018	Centerville Ln, .1 mi. E of SR-88	3,850	3,800	4,100	4,450	4,500	4,300	4,250	4,200	3,900	3,800	4,000
53130	Centerville Ln.N of Dresslerville	9,000	8,610	8,580	8,620	9,297	8,800	8,850	8,700	8,500	N/A	N/A
50016	Gilman Ave (756), .3' W of 395	5,650	5,300	5,250	5,800	5,500	6,600	6,650	5,400	5,600	5,500	5,100
50015	Waterloo Ln, .2 mi. E of SR-88	1,700	1,800	1,900	2,050	2,000	2,200	2,250	2,100	2,100	2,000	1,900
50056	Waterloo Ln, .2 mi. E of 395	5,050	6,100	6,700	7,150	7,200	6,900	7,400	7,200	7,200	7,400	6,600
50058	Toler Ave, .3 mi. E of Elges Rd	3,450	3,800	4,100	4,400	3,800	3,900	4,050	4,200	4,000	4,000	3,700
50066	Kimmerling Rd, 75' E of Short Ct	6,650	6,900	6,900	7,350	7,250	7,300	6,900	6,600	6,200	6,200	5,700

Source: Nevada Department of Transportation

*Data Adjusted or Estimated

- 7) **Cultural resources.** Indices include cultural resource expenditures, park acres per capita, floodplain management, registered library borrowers and other users, enrollment in youth and adult recreation programs, and senior services participation.

Figure 26: Cultural Resource Expenditures (per capita)

Fiscal Year	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11*	2011-12*
Library	\$1,199,369	\$1,234,457	\$1,399,491	\$1,354,443	\$1,504,244	\$1,463,108	\$1,492,204	\$1,484,446	\$1,508,321
Per capita	\$26.30	\$25.82	\$27.93	\$26.16	\$28.72	\$28.07	\$29.04	\$30.15	\$32.09
Per cap. % increase	-2.10%	-1.80%	8.20%	-6.30%	9.7%	-2.30%	3.46%	3.82%	6.46%
Parks & Recreation	\$3,436,122	\$3,705,788	\$3,644,127	\$3,886,579	\$4,083,717	\$3,713,595	\$3,336,818	\$3,316,364	\$3,637,829
Per capita	\$75.35	\$77.52	\$72.73	\$74.69	\$77.95	\$71.24	\$64.93	\$67.35	\$77.41
Per cap. % increase	-20.00%	2.90%	-6.20%	2.70%	4.36%	-8.60%	-8.85%	3.72%	14.93%
Senior Services	\$1,053,636	\$1,134,118	\$1,230,221	\$1,410,813	\$1,471,179	\$1,316,586	\$1,367,316	\$1,441,389	\$1,258,631
Per capita	\$23.10	\$23.72	\$24.55	\$24.37	\$27.72	\$25.26	\$26.61	\$29.27	\$26.78
Per cap. % increase	3.20%	2.70%	3.50%	-0.80%	14.00%	-8.90%	3.85%	5.42%	-12.68%

* Adopted Budget

Source: Douglas County Fiscal Budget

Figure 27: Open Space and Park Acreage

Year	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11
Total park acreage	397.5	402	402	402	454	639	639	637
Park acre per 1,000 Population	9.55	8.04	8.44	8.73	8.69	12.19	12.43	13.55**
Total public lands¹	245,607	245,857	246,376*	245,702	246,429	246,343	254,009	274,760
Total private Conservation Easements	1,520.92	1,520.92	1,520.92	747	746	746	747	747
Total open space²	6,291.79	7,666.09	9,539.97	10,819.94	10,955.94	13,130.96	13,503.13	13,719

¹ Excludes BIA and Washoe Tribe Lands; Includes BLM, Forest Service, other federal & state lands

² Land with open space conservation easement removing development rights

* Total does not include park area in Topaz Lake (261 acres) and Fairgrounds (160 acres)

** Based on a 2010 Census total population for Douglas County of 46,997

Note 1: Numbers reflect acreages

Note 2: Master plan goal is 10 acres of park area per 1,000 residents

Note 3: Change in private conservation easement acreage due to transfer of ownership from private to public

Population Source: In FY 10/11, started using 2010 U.S. Census Population Figures – 46,997 (prior used NV State Demographer Estimates)

Source: Douglas County GIS

Figure 28: Douglas County Land Ownership

Douglas County Land Ownership	FY 06-07		FY 07/08		FY 08/09		FY 09/10		FY 10/11	
	Acres	% of Totals	Acres	% of Totals	Acres	% of Totals	Acres	% of Totals	Acres	% of Totals
Total Douglas County Acreage (Including ROW)	472,141	100%	472,141	100%	472,141	100%	472,141	100%	472,134*	100%
Bureau of Land Management	161,844	34.28%	161,844	34.27%	161,766	34.26%	161,842	34.28%	161,830	34.28%
Bureau of Indian Affairs	56,031	11.87%	55,877	11.83%	55,855	11.83%	55,877	11.83%	59,275	12.55%
Washoe Tribe	3,614	0.77%	3,614	0.77%	3,575	0.76%	3,615	0.77%	3,455	0.73%
USFS	82,360	17.44%	83,087	17.59%	83,078	17.60%	83,206	17.62%	83,080	17.60%
Other Federal	568	0.12%	568	0.12%	569	0.12%	569	0.12%	674	0.14%
State of Nevada	930	0.20%	930	0.20%	930	0.20%	930	0.20%	1,641	0.35%
Subtotal	305,347	64.67%	305,920	64.78%	305,773	64.76%	306,039	64.82%	309,955	65.65%
Douglas County	2,339	0.50%	2,361	0.50%	2,594	0.55%	2,883	0.61%	3,520	0.75%
Fire Districts	31	0.01%	33	0.01%	31	0.01%	33	0.01%	17	0.00%
ROWs	5,029	1.07%	5,049	1.07%	5,016	1.06%	5,081	1.08%	5,396	1.14%
Water Bodies	17,235	3.65%	17,235	3.65%	17,235	3.65%	17,235	3.65%	17,235	3.65%
Other Municipalities	3,323	0.70%	3,311	0.70%	3,442	0.73%	3,554	0.75%	1,100	0.23%
School District	319	0.07%	319	0.07%	320	0.07%	320	0.07%	267	0.06%
Subtotal	28,276	5.99%	28,308	5.99%	28,638	6.07%	29,106	6.16%	27,535	5.83%
Private (remaining acreage)	138,518		138,913		138,781		137,373		148,731	
Subtotal	138,518	29.34%	138,913	29.42%	138,111	29.25%	137,373	29.10%	148,731	31.50%
TDRs	2,914	0.62%	2,914	0.62%	2,914	0.62%	2,914	0.62%	2,914	0.62%
Conservation / Agricultural Easements	3,593	0.76%	3,593	0.76%	4,423	0.94%	4,423	0.94%	5,456	1.16%
Flood Zone Conservation Easements	286	0.06%	286	0.06%	286	0.06%	286	0.06%	286	0.06%
Common Areas	1,878	0.40%	1,889	0.40%	1,889	0.40%	1,922	0.41%	1,922	0.41%
Golf Course Open Space	1,045	0.22%	1,045	0.22%	1,045	0.22%	1,045	0.22%	1,045	0.22%
Tentative Open Space / Conservation Easements	144	0.03%	144	0.03%	13.68	0.00%	13.68	0.00%	14	0.00%
Open Space	1,007	0.21%	1,137	0.24%	2,133	0.45%	2,133	0.45%	1,316	0.28%
Historic Open Space	19	0.00%	19	0.00%	19	0.00%	19	0.00%	19	0.00%
Private Conservation/Ag Easements	747	0.16%	747	0.16%	747	0.16%	747	0.16%	747	0.16%
Subtotal	11,633	2.46%	11,774	2.49%	13,470	2.85%	13,503	2.86%	13,719	2.91%
Open Space lands under public ownership	610	0.13%	1,226	0.25%	1,294	0.27%	1,342	0.28%	1,792	0.38%
Subtotal	11,023	2.33%	10,548	2.23%	12,176	2.58%	12,161	2.58%	11,927	2.53%
Douglas County Acreage Excluding Public and Open Space acreage	126,885	26.87%	126,139	26.71%	124,260	26.32%	124,398	26.35%	120,925	25.61%

* This is the total acreage of the county including ROW, Water Bodies, etc.

Source: GIS Division

Figure 29: Floodplain Management (in acreages)

Year	2002	2003	2004	2005	2006	2007	2008	2009***	2010
Vacant parcel acreage w/in primary floodplain*	17,485	14,606	13,546	13,026	11,372	13,065	12,948	15,432	14,655
Improved parcel acreage w/in primary floodplain	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9,892	9,807
Total primary floodplain acreage **	47,809	47,809	47,641	47,641	47,635	47,628	47,608	51,559	51,492
Total parcel acreage w/in primary floodplain	N/A	N/A	N/A	N/A	N/A	N/A	N/A	33,651	34,068
% of parcel acreage developed in primary floodplain	36.60%	30.50%	29%	27.60%	23.90%	27.4%***	27.2%	29.4%	28.8%

*Vacant property does not include existing conservation easement areas & dedicated open space

**Includes Lake Tahoe and Topaz Lake (approx. 16,850 ac. total)

*** Acreages changed due to the adoption of new Flood Insurance Rate Maps on January 20, 2010

Note: Some decrease in numbers do to removed acreage from floodplain

Source: GIS Department

Figure 30: Total Registered Library Borrowers

Year	Jun-02	Jun-03	Jun-04	Jun-05	Jun-06	Jun-07	Jun-08	Jun-09	Jun-10	Jun-11
Total Number	20,402	22,050	22,952	25,837	20,597	22,122	24,412	26,913	31,913	33,915
% of County Pop	49%	51%	50%	52%	40%	42%	47%	60%	70.1%	72.2%

Source: Douglas County Library

Figure 31: Library Visits

Year	No. of Visits
1996-97	53,275
1997-98	92,716
1998-99	103,393
1999-20	109,254
2000-01	151,466
2001-02	165,451
2002-03	162,126
2003-04	160,652
2004-05	153,370
2005-06	148,016
2006-07	153,816
2007-08	157,794
2008-09	163,003
2009-10	173,555
2010-11	175,429

Source: Douglas County Library

Figure 32: Program Attendance

Year	No.of Attendees
1996-97	8,767
1997-98	9,877
1998-99	8,048
1999-20	5,065
2000-01	10,974
2001-02	18,926
2002-03	10,369
2003-04	13,071
2004-05	11,059
2005-06	13,217
2006-07	14,226
2007-08	12,864**
2008-09	10,759**
2009-10	9,427**
2010-11	11,068**

** Fewer library-sponsored programs offered due to budget constraints

Source: Douglas County Library

Figure 33: Internet Use

Year	No. of Users
1998-99	4,389
1999-20	5,811
2000-01	9,758
2001-02	11,562
2002-03	25,042
2003-04	37,848
2004-05	40,240
2005-06	40,140
2006-07	42,931
2007-08	33,674*
2008-09	35,678
2009-10	36,595
2010-11	37,852

Source: Douglas County Library

* Automated Internet-management system installed

Figure 34: Participation in Recreation Programs

Year	Number of Participants	% increase
1995-96	26,171	46%
1996-97	37,492	43%
1997-98	41,200	10%
1998-99	46,428	13%
1999-00	51,600	11%
2000-01	54,180	5%
2001-02	57,430	6%
2002-03	59,728	4%
2003-04	62,716	5%
2004-05	71,035	13%
2005-06	73,166	3%
2006-07	73,897	1%
2007-08	74,266	0.50%
2008-09	76,724	3%
2009-10	75,465	-1.60%
2010-11	75,697	0.31%

Source: Douglas County Parks & Recreation; Total sign-ups for all Recreation programs, attendance at special events, and Kahle Community Center door counts

Figure 35: Douglas County Senior Services Participation

Year	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
Meals on Wheels	29,754	29,201	30,636	35,596	28,981	25,189	29,614	30,098	32,056
Congregate	25,809	28,338	27,102	26,004	26,132	26,000	25,584	24,548	24,996
Transportation	9,662	10,555	13,753	12,297	13,630	12,069	9,355	8,175	8,495
Homemaker	2,888	2,941	2,854	2,742	2,737	2,687	2,312	2,274	2,268

Source: Division of Aging Services

8) Education. School enrollment figures, annual changes in percentages, classroom size are shown below.

Figure 36: School Enrollment

School Year	04-05	05-06	06-07	07-08	08-09	09-10	10-11
Total Enrollment (K-12)	7,210	7,035	6,848	6,755	6,548	6,455	6,342
Annual % increase	0.30%	-0.50%	-2.70%	-1.40%	-3.06%	-1.42%	-1.75%
Avg. student/teacher ratio*	18.05	17.42	17.45	17.45	17.99**	18.29**	18.3***
Average teacher salary (excluding benefits)	\$46,012	\$46,932	\$49,077	\$50,795	\$50,630***	\$51,275***	\$51,275****
Teachers w/ MA degree or higher	N/A	44.50%	43.50%	46.10%	43.65%	44.00%	51.13%
Dropout rate (9-12)	N/A	1.90%	2.60%	4.60%	1.6%****	4.1%****	1.90%
WNC (ext.) enrollment FTE - Douglas	189	188	209	218	199	225	236
WNC Campus - Douglas County	667	626	676	679	721	690	699

* Student/Teacher Ratio in 10-11 was 17:1 for 1st Grade, 18:1 for 2nd Grade, and 19:1 for 3rd Grade in the 2010-11 Accountability Report

**Reported in the Accountability Report for Class of 2009

***All students (Classroom + SpEd + K (.5/.5 = 2))

****Certified Salary Schedule (B-0 + G-20)/2

*****DCSD students who attended a WNC class

Total unique students = 33 (32 from DHS and 1 from WHS)

Source: Douglas County School District

It should also be noted that Western Nevada College is located in Minden and is a comprehensive community college which serves more than 5,300 students each semester within an 18,000-square-mile service area.

9) Retention of Agricultural Land. For the purposes of this measurement, staff is utilizing existing zoning and Master Plan designations for measurement. Since the adoption of the master plan in 1996, there have been several amendments changing the designation from Agricultural Land Use. Those properties include: Bill Thompson, in Ruhenstroth; Heavenly Ski Resort, Upper Kingsbury; Nevada Carson Ranch, east of the Airport; Dan Hickey, west of Foothill Road; Jade Miller, Gardnerville Ranchos; Bently Family Trust, Gardnerville Ranchos; Falcke-Herbig (court ordered approval); Douglas County, North County Specific Plan; Clear Creek Project which the court ordered approved, the Valley Bar rebuild, Scossa Bros, and Peri Enterprises, LLC. Overall, there have been 14 subdivisions approved in designated Receiving Areas since 2001. The amount of conservation easement areas set aside as open space/agriculture use to support all completed and pending projects in the Receiving Area is 4,003 acres in total which equals an average exchange of 1.3 tdrs for every one acre of land within the sending area. All but 206 of the total development rights certified have been committed to an existing or pending project.

10) Public Safety: Figure 37 includes sheriff and fire calls for service

Figure 37: Sheriff Calls for Service

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Calls for service	38,312	37,938	40,133	42,683	42,231	45,289	46,508	35,979*	37,489	38,435	39,034
Annual % increase	5.90%	-0.90%	4.50%	6.30%	-1.00%	7.20%	2.70%	-9.20%	4.20%	2.52%	1.50%

Source: Douglas County Sheriff

*Note: Prior to the new Spillman RMS system installation in mid 2007, calls for services included case numbers drawn in error, calls for service for other agencies, outside agency arrests booked into county jail system, etc. The 2007 totals provide a more accurate number for calls for service which have not seen a decrease in past years.

Figure 38: East Fork Fire and Paramedic District Calls for Service

Year	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Total incidents	3,818	3,285	3,434	3,741	3,910	4,094	4,283	4,558	4,969	4,895	4,904	4,278
Medical emergencies	1,384	2,372	3,231	3,591	2,686	2,803	3,255	3,471	3,360	3,563	3,252	3,164
Fire incidents	245	366	274	150	731	695	156	198	198	167	110	124
Auto accidents	--	246	N/A	N/A	197	268	227	215	228	210	N/A	182
Public assists	107	112	N/A	N/A	N/A	N/A	178	177	174	389	N/A	254
All other	2,082	189	N/A	N/A	296	328	467	497	1,009	566	1,542	554

Source: East Fork Fire and Paramedic District

Figure 39: Tahoe Douglas Fire Calls for Service

Year	2001	2002	2003	2004	2005	06/07	07/08	08/09	09/10	10/11
Total	1,955	2,066	2,100	2,016	1,986	1,958	2,005	1,769	1,616	1,814
Medical emergencies	1,455	1,513	1,638	1,505	1,464	1,397	1,416	1,334	1,144	1,291
Fire incidents	67	96	90	71	53	65	84	45	48	46
Public assists	68	91	113	71	76	78	66	340	73	135
All Other	365	366	403	369	393	418	439	50	351	342

Source: Tahoe Douglas Fire District

Figure 40: Total 911 Center Incidents

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Total incidents	62,025	67,142	70,499	72,238	74,853	75,806	61,595*	64,818	62,940**	66,266

*Call volume has not decreased from prior years, so this total is inaccurate. 911 reviewing tracking under new Spillman Systems Administrator.

** In 2009, EFFPD no longer required residents to report their burning status during open burning season. This resulted in a reduction in approximately 5,000 calls for service.

Source: 911 Center

Figure 41: Jail Capacity*/Use – Valley

Fiscal Year	Average Daily Count*	Average Length of Stay	Highest Monthly Average Daily Count
2001-02	53.4	12.1	59.4
2002-03	62	14.7	68.1
2003-04	57	12	70
2004-05	89	N/A	99
2005-06	73	9.5	86
2006-07	82	11	91
2007-08	85.75	11.26	100
2008-09	80	9.96	90
2009-10	85	10.6	92
2010-11	62	9.74	79

* Average Populations are combined – both Lake and Valley.

Source: Douglas County Sheriff

Figure 42: Social Services

Year	Total Client Count	Emergency Assistance (Transient)	General Assistance (Residence in DC)	Medical Assistance	Denials	New Clients
2003-04	1,852	68	1,520	163	196	370
2004-05	1,321	13	1,160	152	71	390
2005-06	1,547	9	1,423	427	46	398
2006-07	2,132	22	1,976	952	95	391
2007-08	2,518	11	2,319	1,349	89	473
2008-09	2,496	12	2,348	1,184	87	426
2009-10	2,496	8	2,370	952	85	462
2010-11	2,846	7	2,267	1,118	156	455

Source: Douglas County Social Services

Attachments:

1. Master Plan Amendment Log
2. Strategic Plan
3. Code Enforcement Report

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

	Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
1	3/27/1997	LU-GR01	Greg Lynn	ME	27-070-38	Gar/Ran	45.7	PC-approved	SFE to SFR	45	45
2	3/27/1997	LU-GR02	Byron Waite	ME	27-110-70	Gar/Ran		PC-approved	Com to RA	--	
3	3/27/1997	LU-G03	Sierra Shadows H.A.	ME	17-262-27	Genoa	0.25	PC-approved	Com to SFE	1	1
4	3/27/1997	LU-JL01	DC School Dist.	ME	21-106-50	John/Lan	28	PC-approved	CF and SFE	--	
5	3/27/1997	LU-MG02	Donald Ashurst	ME	27-210-03	Min/Gar	0.45	PC-approved	SFE to Com	-2	-2
6	3/27/1997	LU-MG03	Mat Osa	ME	25-305-16	Min/Gar	0.16	PC-approved	SFR to MFR	1	1
7	3/27/1997	LU-MG04	Shirley Fraser	ME	25-270-23	Min/Gar	0.41	PC-approved	Comm to Ind	---	
8	3/27/1997	LU-S01	Heavenly Tahoe	ME	42-010-02	Sierra	7.1	PC-approved	FR to PR	-4	-4
9	3/27/1997	LU-S02	Jack Sievers	ME	11-236-43 & 11-263-16	Sierra		PC-approved PC-denied	FR to MFR FR	--	
10	4/24/1997	DA 01-070	Buckeye Creek vs Grandview Estates	MPA(T)	N/A	East Val		Court Approved	Revert to RR 2,500 d/u's replace with 182	-2,500 (+182)	-2,318
11	5/1/1997	LU-G01	Humphreys	ME	17-092-05	Genoa	1.03	Approved	SFE to Com	-1	-1
12	5/1/1997	LU-G02	Genoa Estates H.A.	ME	17-060-01 (portion)	Genoa	Part/1	Approved part	FR to RR	1	1
13	5/1/1997	LU-K01	Thompson	ME	29-110-28	Ruhen		Denied	FR to RR	---	
14	5/1/1997	LU-T01	Deines, Spear	ME	37-121-17	Top/Hol		Denied	FR to RR	---	
15	5/1/1997	LU-T02	Bently	ME	37-020-53	Top/Hol		Remand to PC			
16	5/1/1997	LU-MG01	Hakasson	ME	25-190-10	Min/Gar		Approved			
17	5/1/1997		Abdoo, Thomas	MPA		Gar/Ran	14	Denied		---	

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
18 5/7/1997	DA97-136	Douglas County	MPA(T)	Land Use		-	Approved	Add Redev. to p. 7.003		
19 5/7/1998	DA97-116	Mack Land & Cattle	MPA	25-010-21,-22,-31	Min/Gar	75	Approved	SFR 1 to SFR 8000	197*	197
20 5/7/1998	DA97-117	Foster, Helen	MPA	21-230-16-17			Denied	RR to SFR	---	
21 5/7/1998	DA97-119	Wurtele, Edward	MPA	03-172-02	Top/ Hol	30.3	Denied	RR to MFR		
22 5/7/1998	DA97-120	Metcalf, Norman	MPA	13-030-08	IH/ JV	2.5	Denied	FR to SFR		
23 5/7/1998	DA97-114	Deines Family Trust	MPA	13-121-17	Top/Hol	10.8	Approved	RA5 to TC	-2	-2
24 5/7/1998	DA97-118	Robert Motley	MPA	31-121-34,-35	Top/Hol	4	Approved	RA5 to TC	-2	-2
25 5/7/1998		Walton's Inc.	MPA(T)	25-142-05	Min/Gar		Approved	Policy MG.02.06	---	
26 5/7/1998	DA97-123	Walton's Inc.	MPA	25-142-05	Min/Gar	2.3	Approved	SFR to OC	-2	-2
27 5/7/1998	DA97-124	Bushnell, Ron	MPA	25-070-02	Min/Gar	3.75/1	Approved	GC to SI, MFR	12	12
28 5/7/1998	DA97-125	Thompson, Bill	MPA	29-110-28	Ruhen	21.3	Approved	FR19 to RA5	3	3
29 10/1/1998	DA98-99	Heavenly Ski Resort	MPA	42-010-02	Sierra	10/4.1	Approved	FR to MFR R to MFR	96	96
30 10/1/1998	DA98-100	Douglas County	MPA(T)	Water, wastewater, chapter 10		-	Approved	amend service area	---	
31 10/1/1998		Little Mondeaux Simek, Ronald	MPA(T)	15-140-12 to 17,-21, -22,-24,-25, 15-060-73	Genoa		Approved	Density increase	---	
32 10/1/1998	DA98-103	Little Mondeaux Simek, Ronald	MPA	15-140-12 to 17,-21, -22,-24,-25, 15-060-73	Genoa	928	Approved	Receiving area	---	
33 10/1/1998	DA98-102	J. S. Devco Ltd.	MPA	(Home Depot, Target)m/tp.APN	IH/JV	35.6	Approved	Commercial	-322	-322

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
34 10/1/1998	DA98-101	Patty Clark	MPA	1220-04-601-08			Denied	Ag to Comm		
35 3/4/1999	DA98-160	Superior Campgrounds	MPA	1420-00-002-001	IH/IV	19.42	Approved	FR to PR	-1	-1
36 3/4/1999	DA98-154	Miller, Tenly & Jade	MPA	27-160-30	Gar/Ran	2.2	Approved	A19 to OC	-1	-1
37 3/4/1999	DA98-163	Painter, Greg Fitness, LLC	MPA	1320-30-411, -002 to -004	Min/Gar	7	Approved	PR to OC	0	
38 3/4/1999	DA98-164	Douglas County	MPA(T)	MFR policy changes		-	Approved	Remove the 3 acre minimum	---	
39 9/2/1999	DA99-082	Bently Family Trust	MPA	1220-09-302-002	Gar/Ran		Approved	A19 to NC	-1	-1
40 9/2/1999		Treehouse								
41 3/2/2000	DA99-171	Falcke-Herbig	MPA		Min/Gar	22.5/7.5	Denied-see #43	Ag to Comm	-1	-1
42 3/2/2000	DA99-169	Church of LDS (staff initiated-Redev.)	MPA	13-103-080	IH/IV	6	Approved	SFR-1 to GC	-6	-6
43 4/6/2000		Douglas County	MPA(T)	Tahoe basin dev. standards	Tahoe	-	Approved	Adopt Standards	---	
44 8/3/2000		Enearl, Jim (staff initiated)	ME	1420-33-810-055 1420-33-810-056	JL	.95/.95	Approved	SFR-1 to NC	-2	-2
45 9/7/2000	DA00-091	Falcke-Herbig	MPA	Court ordered	Min/Gar	22.5 7.5	Court Ordered	Ag to Comm NC to GC	-1	-1
46 9/7/2000	DA00-090	Mothersell, Stephen	MPA		East Val	519	Discussion only	To Receiving Area	---	
		Nevada Carson Ranch	MPA		Airport/JL	200/141	Approved	FR to Receiving area, RA to	59*	59

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

	Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
47	9/7/2000	DA00-096	Dangberg Holdings	MPA	17-190-50, -51 1320-33-001-001	NCS/Ag		Discussion only	Agriculture to Receiving Area	---	
48	9/7/2000	DA00-086	Douglas County	MPA	N. County specific plan	IH/I V	515	Approved	FR to Comm & SFR	720	720
49	3/1/2001	DA00-173	GRGID	MPA(T)	Add multipurpose trail, figure 10.49, p.10.111	Gar/Ran	-	Approved	Add multi-purposed trail	---	
50	3/1/2001	DA00-176	Douglas County	MPA(T)	Change bikeway, figure 10.49		-	Approved	Revise bikeway	---	
51	3/1/2001		Douglas County	MPA(T)	Growth management		-	Tabled			
52	3/8/2001	DA00-172	Southwest Pointe (Dingman)	MPA	Numerous	NCS/Ag	890	Denied	FR and A to Receiving Area		
53	6/7/2001	DA01-018	Douglas County	MPA(T)	Chap. 9 growth management		-	Approved	TDR program changes	---	
54	8/2/2001		Superior Campgrounds	ME	1420-00-002-001	IH	19.42	Denied see #75	PR to TC	---	
55	8/2/2001		Lucky Liquor	ME	1220-04-101-011	Min/Gar	0.96	Approved	NC to TC	---	
56	8/2/2001		Aspen Park	ME	1220-05-005-007	Min/Gar		Withdrawn			
57	8/2/2001		Balas, Nadel Trust	ME	1319-00-001-002	Sierra		Approved	FR-40 to FR-19		
58	8/2/2001		Bartlett, Linda	ME	1022-19-001-007	Top/Hol	56.94	Approved	MUC to RA-11		11
59	8/2/2001		Hickey, Dan & Laurie	ME	1319-33-002-005	Foothill	14	Approved	FR-19 to RA-19		
60	8/2/2001		Dykes	ME		Airport		Withdrawn			

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

	Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
61	9/6/2001	DA 01-018	Douglas County	MPA(T)	TDR density bonus		-	Approved		---	
62	9/6/2001	DA01-083	Pinion Ridge	MPA	1220-12-000-001	East Val		Denied	RA-5 to SFR 2		
63	9/6/2001		Allen, Gary & Diane Green Meadows	ME	1220-04-101-010 1220-04-101-009	Min/Gar	1.87	Approved	NC to TC	---	
64	11/1/2001	DA01-084	Nevada Northwest	MPA	Numerous	Min/Gar	116	Approved	Ag, MFR, Comm to Ag, Comm, SFR	(260) +378 (735)***	-617
65	1/3/2002 4/4/2002	DA01-170	Douglas County Master Plan 5-year update	MPA(T)	chaps.4,5,9,10,11 & 12 5 year review		-	Approved and referred to p.c.	(See #65 repeated below)	---	
66	3/7/2002 4/4/2002		Baclet, Charles	ME	1220-21-510-002	Gar/Ran	0.16	Approved Approved	NC to MFR	2	2
65 rep eate d	3/7/2002 4/4/2002	DA01-170	Douglas County Master Plan 5-year update	MPA(T)	chaps.4,5,9,10,11 & 12 5-year review		-	Approved	(See # 65 above)	---	
67	3/7/2002 4/4/2002	DA01-173	Lynn, Greg Town of Minden	MPA	1320-30-410-013	Min/Gar	1.4	Approved Approved	PF to MFR	12	12
68	3/7/2002 4/4/2002	DA01-175	Tomerlin, Marsha	MPA	1420-29-801-001	JL	39	Approved Approved	RR to Receiving Area	31	31
69	3/7/2002	DA01-174	Little Mondeaux	MPA(T)	Policy G.E.06.02	Genoa	-	Approved	Smaller lots	92	92
70	9/5/2002		Mitchell, Lowell & Gloria	ME	1320-32-813-013	Min/Gar	0.25	Approved	SFR 8000 to MFR	1	1

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

	Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
71	9/7/2002		Holder Group Sharkey's LLC	ME	1320-33-401-018	Min/Gar	0.72	Approved	MFR to NC	-8	-8
72	9/7/2002		Holder Group Sharkey's LLC	ME	1320-33-401-022	Min/Gar	2500 sf	Approved	MFR to NC	-1	-1
73	9/7/2002	DA02-065	Moreau, Dee Dee	MPA	1420-07-702-006	IH/JV	1	Approved	Comm to MFR	12	12
74	9/7/2002	DA02-063	Jumpers LLC	MPA	1320-30-701-010	Min/Gar	2.63	Approved	NC to MFR	31	31
75	11/22/2002		Superior Campgrounds	ME	1420-00-002-001	IH/JV	19.42	Court ordered	PR to TC	--	--
76	3/6/2003	DA02-175	Foothill Dev/Canaan	MPA	1320-30-301-001 & portion of 1320-30-211-099	Min/Gar	3.48	Approved	Comm to MFR	48	48
77	3/6/2003	DA02-190	Douglas County	MPA	Figure 10.44 Transportation	Min/Gar IH/JV	--	Approved	Ext. of Muller Ln/Vista Grande	--	--
78	3/6/2003	DA02-191	Douglas County	MPA(T)	Minden Plan for Prosperity	Min/Gar	--	Approved		--	--
79	3/6/2003	DA02-174 & PD02-07	Syncon Homes/Valley Vista Phase 7	MPA	1420-07-201-004	IH/JV	8.59	Denied	SFR to MFR	--	--
80	6/5/2003	DA02-184	Douglas County	MPA	Trails Plan Map	County wide	--	Approved	Comprehensive Trails Plan	--	--
81	6/5/2003	" "	Douglas County	MPA (T)	Trails Plan Text Chapter 10	County wide	--	Approved	Amend Chapter 10.23 & 10.24	--	--
82	9/4/2003	DA 03-090	Park Family Trust	MPA	1120-00-002-004, 006, 1120-13-000-001 -002	Pinenut	131	Approved	Forest & Range to AG	--	--
83	9/4/2003	DA 03-068	Topol Development	(MPA)	1320-30-411-005 Policy MG.02.04	Min/Gar	3.71	Approved	Comm to MFR	44	44

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
84	9/4/2003	DA 03-068	Topol Development	MPA (T)	1320-30-411-005 Policy MG.02.04	Min/Gar	3.71	Approved	Comm to MFR	--
85	9/4/2003	DA 03-089	Linda Bartlett	MPA(T)	1022-18-002-050, 054	Top/Hol	14.18/ 34.83	Approved	Comm to SFE RR to SFE	18
86	9/4/2003	DA03-092	Randall Sweeney	MPA	1319-16-001-006	Genoa	10.9	Withdrawn	FR to RA10	--
87	9/4/2003	DA 03-085	Clear Creek LLC	MPA MPA(T)	Numerous	NCSA	1,576	Approved by BOC	AG & FR to Receiving Area	302
88	9/2/2004	DA 04-099	Douglas County	MPA(T)	Population Figures	Valley	--	Approved	Update text	--
89	9/2/2004	DA 04-057	Douglas County	MPA	Amend Trail Plan	Valley	--	Approved	Amend maps	--
90	9/2/2004	“ “		MPA(T)		--	--	Approved	Add Goal 10.24.03.10	--
91	9/2/2004	DA 04-097	Douglas County	MPA	Water & Waste-water service	N Valley Foothill Ruhens.	--	Approved	Amend service areas	--
92	9/2/2004	DA 04-087	Park Family Trust	MPA	922-00-001-005 922-00-001-006	Topaz Lake	2,345	Approved	FR to A19	--
93	9/2/2004	DA 04-081	Kahn, Morris	MPA	1022-32-101-001	Topaz Lake	30.34	Approved	FR & TC to RR5	6
94	9/2/2004	DA 04-094	Bauer Trust	MPA	1022-32-101-010	Topaz Lake	12.14	PC Approved Withdrawn at BOC 12-2-04	TC to SFR1	--
95	9/2/2004	“ “	Bauer Trust	MPA(T)	Text change for 1-acre lots	Topaz Lake	--	Withdrawn		--
96	9/2/2004	DA 04-086	Wasick, David	MPA	1320-30-411-014 1320-30-411-018	Min/Gar	0.74	Approved	SFR1 to SFR1/2	--

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

	Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
97	9/2/2004	DA 04-092	Caldwell, Winter, Flores	MPA	1420-07-201-001,-002,-005	IH/JV	3.18	Approved	NC & SFR 8000 to MRF	45	45
98	9/2/2004	DA 04-091	Serpa, John	MPA	1420-07-201-004	IH/JV	28.24	Denied 12/2/2004	SFR 12000 to MFR	--	--
99	9/2/2004	DA 04-084	Capalbo, Nate & Schaffer Living Trust	MPA	1319-09-501-001,-002	Genoa	8.61	Approved	RA5 to SFR 2	2	2
100	9/2/2004	DA 04-088	Sweeney, Randall	MPA	1319-16-001-008	Genoa	1	Approved	FR to SFR 1	1	1
101	9/2/2004	DA 04-090	Rahbeck, Steve	MPA	1319-19-802-006	Sierra	9.51	PC denied, Remanded, PC denied, Withdrawn	FR to MFR	--	--
102	9/2/2004	DA 04-093	GRGID	MPA	Multiple APNs	Gar/Ran	8.6	PC & BOC denied	FR to SFR 1.2 & SFR 8000	--	--
103	11/23/2004	DA 04-096	Douglas County	MPA	Muller Pkwy	East Val	--	Approved	Modified Route	--	--
104	11/23/2004	"	Douglas County	MPA	1320-27-002-001 1320-34-001-001	East Val	80 approx.	Approved	A19 to RR5	12	12
105	8/9/2005	DA 05-063	Hellwinkel Family Ltd	MPA	1320-30-802-008	Min/Gar	2.09	PC approved, BOC denied	Com to MFR	--	--
106	8/9/2005	DA 05-062	Ed & Jo-An Mason	MPA	1420-07-703-003 1420-07-703-004	IH/JV	2.11	PC & BOC denied	SFR to MFR	--	--
107	8/9/2005	DA 05-060	Michael Palmer	MPA	1220-04-101-004	Min/Gar	2.62	PC & BOC approved	SFE to Com	--	--
108	8/9/2005	" "		MPA (T)	Min/Gar			PC & BOC approved	Amend Policy MG.02.06	--	--

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
109 8/9/2005	DA 05-066	DA Development	MPA	1220-09-410-028	Gar/Ran	3.95	PC Approved BOC denied	CF to SFR	--	--
110 8/9/2005	DA 05-065	Holstein Farms LLC	MPA	1220-09-401-001	Gar/Ran	5.25	PC Approved Withdrawn at BOC	SFE to RA	--	--
111 8/9/2005	DA 05-064	Holstein Farms LLC	MPA	1220-08-002-022	Gar/Ran	5	PC Approved Withdrawn at BOC	RA to AG	--	--
112 12/6/2006	DA 06-100	Bently Family L.P. -- James Usher	MPA	Multiple APNs	John Ln. Airport E. Valley Fish Sp.	247.48 2,194 80.95 80	Denied Approved Denied Denied	FR to AG FR to A FR to RR FR to RR	--	---
113 12/6/2006	DA 06-103	Pac West Comm.	MPA	1420-07-701-002	IH/IV	1.87	Approved	C to MFR	28	28
114 12/6/2006	DA 06-113	DA Dev.	MPA	1220-09-410-028	Gar/Ran	3.94	Approved	CF to SFR	6	6
115 12/6/2006	DA 06-115	Bauer Trust	MPA MPA (T)	1022-32-102-001	Topaz	12.14	Denied Denied	C to SFE Allow 1-acre lots	---	---
116 12/6/2006	DA 06-118	Scossa Bros.	MPA	1219-23-002-010 & -011	Foothill	125	Approved	AG to SFE	56	56
117 12/6/2006	DA 06-120	Julian Larrouy	MPA	1220-07-002-006	Cen/Ag	0.44	Approved	AG to C	--	---
118 1/4/2007		Douglas County	MPA (T)	10-year review	County	--	Approved	Adopt 2007 plan	---	---
119 9/6/2007	DA 07-051	GRGID	MPA	1220-16-810-040 & -075	Gar/Ran	1.76	Approved	CF to SFR	2	2

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

	Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
120	9/6/2007	DA 07-049	Douglas County	MPA	Multiple APNs	Valley	N/A	Approved	Amend water & wastewater area	---	---
121	9/6/2007	DA 07-050	Douglas County	MPA (T)	N/A	County	N/A	Approved	2007 Transpo. Plan	---	---
122	10/11/2007	DA 07-058	Douglas County	MPA (T)	N/A	County	N/A	Approved	Open Space Plan	---	---
123	9/4/2008	DA 08-049	Big George Ventures, LLC	MPA	1420-05-201-006	Indian Hills	101.1	Approved	SFR & CF to SFR, CF, and RA	138	138
124	11/6/2008	DA 08-048	Park Cattle Company	MPA	Multiple APNs	South and Central Agricultural East Valley	1,288.30	Denied	A to RA	---	---
125	9/3/2009	DA 09-036	Williams Ridge Technology Park	MPA (T)	N/A	N/A	N/A	Approved	Sawmill Rd.	---	---
126	9/3/2009	DA 09-031	Douglas County	MPA (T)	N/A	N/A	N/A	Approved	MPA Process	---	---
127	9/3/2009	DA 09-033	Douglas County	MPA (T)	N/A	N/A	N/A	Approved	MFR Density (25 to 16 du/ac)	---	---
128	9/3/2009	DA 09-073	Douglas County	MPA (T)	N/A	N/A	N/A	Approved	SFR-T 3,000 (17 to 15 du/ac)	---	---
129	5/6/2010	DA 09-037	Peri Enterprises, LLC	MPA	Multiple APNs	Minden/Gardnerville & East Valley	59.69	Approved	RA and A to C	-605	-605

Master Plan Map Amendments (MPA), Master Plan Text Amendments MPA(T), and Master Plan Mapping Errors (ME)

Date	File No.	Name	MPA or ME	APN/description	Plan Area	Acres	Board Action	Requested change	Density(+/-) d/u's	Total Units
130 8/5/2010	DA 10-015	Douglas County	MPA (T)	N/A	N/A	N/A	Approved	Added RA-10	---	---
131 5/5/2011	PD 05-001-04	MDA Enterprises, Inc. & Genoa Share, LLC	MPA	portions of 1419-26-301-005 & -006	Genoa	2.49	Approved	R to C	---	---
132 5/5/2011	DA 10-047	Hellwinkel	MPA	portions of 1320-33-402-058, -060, & -076	Gardnerville	0.86	Approved	A to MFR	13	13
Total										-687

d/u = dwelling unit

* Mackland change in density: 900 d/u's with Receiving Area (draft MP); 75 d/u's with SFR (1996 MP); 197 net increase in d/u's with

** Nevada Carson Ranch Receiving Area assumed a 1-acre density, same as Receiving Area. Otherwise, density could be 708 (12 d/u's

*** Nevada Northwest LLC Specific Plan removes 260 MFR units, adds 378 residential units, and removes 735 residential units, which is the max. in RA

Douglas County Strategic Plan



MISSION STATEMENT

Working together with integrity and accountability, the Douglas County team provides efficient and effective government services fostering a safe, healthy, scenic, and vibrant community in which people prosper and enjoy an exceptional standard of living.

VALUES

Integrity – *We demonstrate honest and ethical conduct through our actions.*

Accountability – *We accept responsibility for our actions.*

Customer Service – *We deliver efficient and effective service with an attitude of respect and fairness.*

Leadership – *We establish the tone and direction for success motivating and inspiring others to accomplish a shared vision.*

Communication – *We ensure open dialogue through proactive listening and sharing of information throughout the organization and the community.*

Teamwork – *We work together to achieve shared goals.*

PRIORITIES AND OBJECTIVES

1. **Financial Stability** - Financial strength and integrity of organization

Strategic Goal: Douglas County will enhance the fiscal stability and financial structure of the County.

Objectives

- a. Airport Use Ordinance
- b. Long term and short term financial strategies
- c. Transient Occupancy Tax ballot measure
- d. Tax Increment Area creation*
- e. Election Center relocation
- f. Performance analysis

2. Public Safety - Safe environment for residents, businesses, and visitors.

Strategic Goal: Douglas County will enhance and improve the provision of public safety and related services.

Objectives

- a. Emergency Preparedness Plan
- b. Construction of redesigned jail
- c. Multi-county Ethernet interconnection
- d. Citizen Emergency Response Team Program*

3. Economic Vitality

Strategic Goal: Douglas County will promote the economic vitality of the community.

Objectives

- a. Economic Development Vitality Action Plan
- b. Lands Bill
- c. Pony Express Trail
- d. Development application process
- e. Fiber optic backbone
- f. Employment and Job Training Program
- g. Lake Tahoe Prosperity Plan*

4. Infrastructure - Efficiency and responsiveness in addressing community issues and needs.

Strategic Goal: Douglas County will provide for the maintenance and infrastructure necessary to meet current and future service levels.

Objectives

- a. Storm Water Master Plan
- b. Seeman Ranch Acquisition
- c. Water system Interconnection with Carson, Minden and Indian Hills General Improvement District
- d. Consolidated County water system feasibility study
- e. Road Maintenance strategy
- f. Congestion relief on Hwy. 395 in the Minden and Gardnerville area*
- g. Traffic improvements on Hwy. 208*
- h. Sidewalk improvements on Loop Road – Stateline*
- i. Stateline to Stateline Bicycle demonstration project*
- j. Implement portions of the trails plan through a Carson Valley Trails Association grant*
- k. Community Center strategy – Valley*
- l. Realignment of Hwy. 50 – Stateline

* Relates to a Community Assessment recommendation



DOUGLAS COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
CODE ENFORCEMENT DIVISION

Code Enforcement Division Activity Report
Fiscal Year 2010/11

Prepared by:
Kirk Streeter, Senior Code Enforcement Officer
Jay Hoogestraat, Code Enforcement Officer

Division Activity Overview:

During FY 2010/11, **1102 new cases** were addressed by the Code Enforcement Division. This represents a 13% decrease from FY 2009/10 when 1264 new cases were opened. The change was primarily due to a 38% reduction in sign related cases and a 26% decrease in cases related to home occupations (home-based businesses).

Table 1 and chart 1 compares the total number of cases per fiscal year addressed by the Division for FY 2006/07 through FY 2010/11. Chart 2 compares the number of cases for the year on a month-by-month basis.

TABLE 1 – FISCAL YEAR OVERVIEW

	FY '10/11	FY '09/10	FY '08/09	FY '07/08	FY '06/07
New Cases	1102	1264	1610	1560	1489
Average Active Cases Per Mo.	116	125	122	149	148
Cases Closed	1099	1230	1670	1579	1474
Notices Issued	1363	1654	1764	2265	1918
Cases Referred to D. A.	12	20	19	14	34
Vac. Rental Permits Issued	70	50	34	46	91
Administrative Hearings	0	0	0	0	0
Total Inspections	3531	4243	4942	4410	4459

Cases by Community Plan Area

Agricultural	3	21	20	13	13
Airport	6	3	4	4	6
East Valley	34	42	36	38	33
Fish Springs	3	12	10	6	12
Foothill	19	22	27	32	20
Gardnerville Ranchos	237	213	292	326	235
Genoa	10	13	6	19	8
Indian Hills/Jack's Valley	145	168	259	241	184
Johnson Lane	146	124	169	178	147
Lake Tahoe	213	235	251	153	155
Minden/Gardnerville	222	327	455	468	583
Ruhenstroth	26	22	32	31	25
Topaz	41	61	49	47	68

Cases by Type of Violation

Abandoned Vehicles	119	159	275	236	176
Building Codes/Permits	11	7	10	5	8
Grading/Excavation	13	27	38	18	3
Health/Safety/Haz.Mat.	31	28	24	17	15
Home Occ./Business Zoning	210	284	191	318	289
Miscellaneous	20	19	13	19	18
Planning/Zoning	29	48	53	59	70
Public Nuisance	84	58	74	28	59
RV Parking	240	209	312	367	298
Signs	134	217	439	363	409
Trailer/RV Occupancy	11	16	21	16	15
Trash/Junk/Debris	94	123	113	107	120
Vacation Rental	109	73	43	5	8

CHART 1 – CASES PER FISCAL YEAR

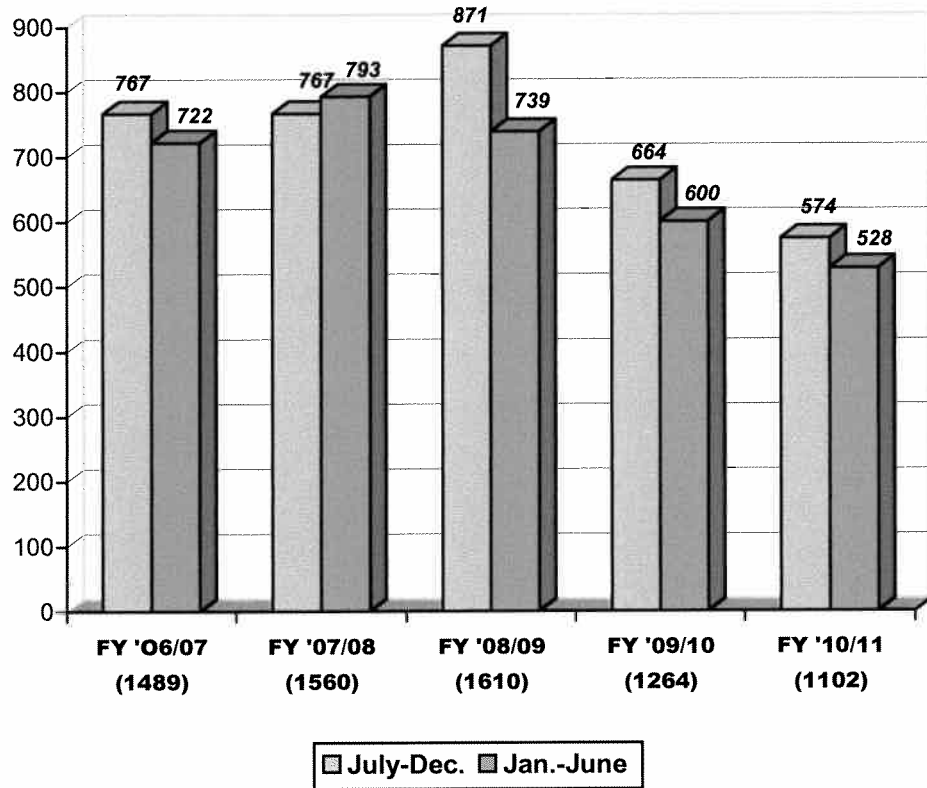
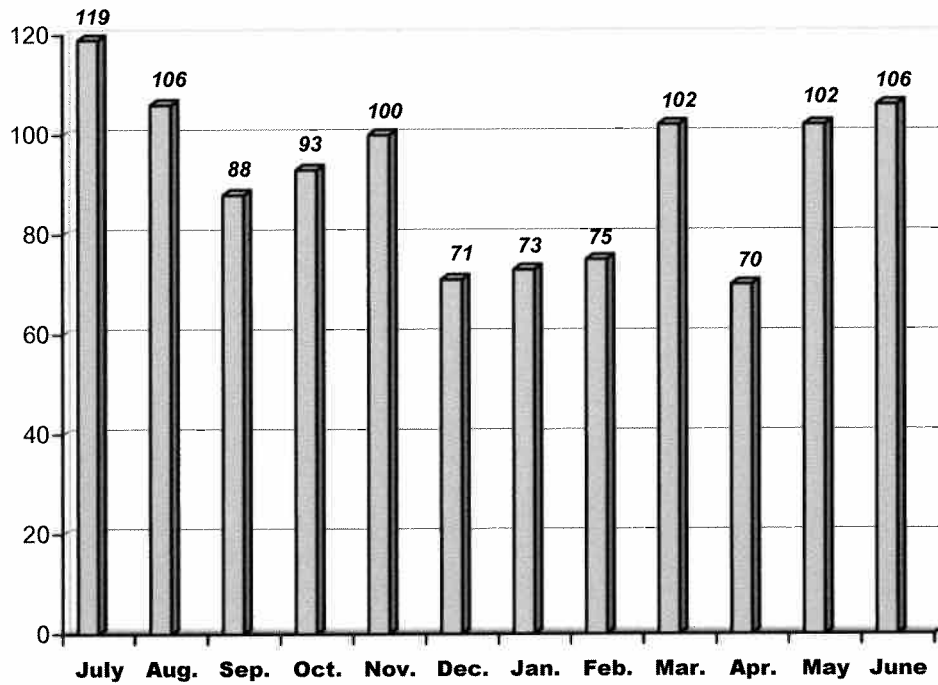


CHART 2- FY 2010/11 CASES BY MONTH



Cases Categorized by Type of Violation:

RV Parking and Storage

The largest percentage of new cases (240) opened during the fiscal year were related to parking and storage of recreational vehicles and equipment which accounted for approximately 22% of cases handled. This was an increase of 13% over the previous year.

Home Occupations

There were 210 new cases related to home occupation (home-based business) issues which accounted for approximately 19% of cases handled. This was a decrease of 26% over the previous year. There were 116 new home occupation permits issued. A total of **\$22,878.00** was collected for home occupation permit and renewal fees.

Signs

There were 134 new cases opened during the fiscal year which involved nonpermitted or illegal signs. This represented approximately 12% of cases handled. This was a decrease of 38% from the previous year.

Unlicensed/Inoperative/Abandoned Vehicles

The County saw a 25% decrease from the previous year in vehicle related cases. Staff handled 119 unlicensed/inoperative/abandoned vehicle cases.

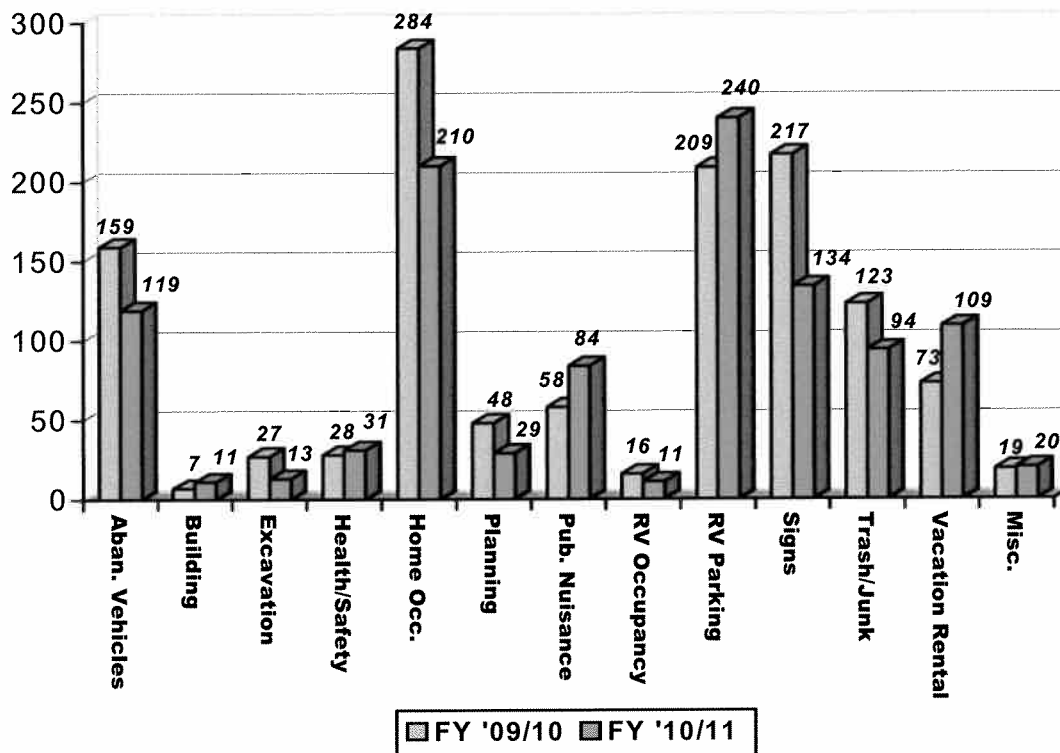
Miscellaneous

The remaining cases were related to vacation rentals (10%), storage of trash and junk (8%), public nuisance issues such as weed abatement* and animal waste (8%), health and safety issues/hazardous materials (3%), planning issues (3%), grading and excavation (1%), RV occupancy (1%), building issues (1%), and miscellaneous (0.4%).

** In a cooperative effort with East Fork Fire District, Code Enforcement staff retained responsibility for enforcement of weed abatement on properties zoned for residential use.*

Table 1 and Chart 3 illustrate the number of cases categorized by the type of violation.

CHART 3 – CASES BY TYPE OF VIOLATION



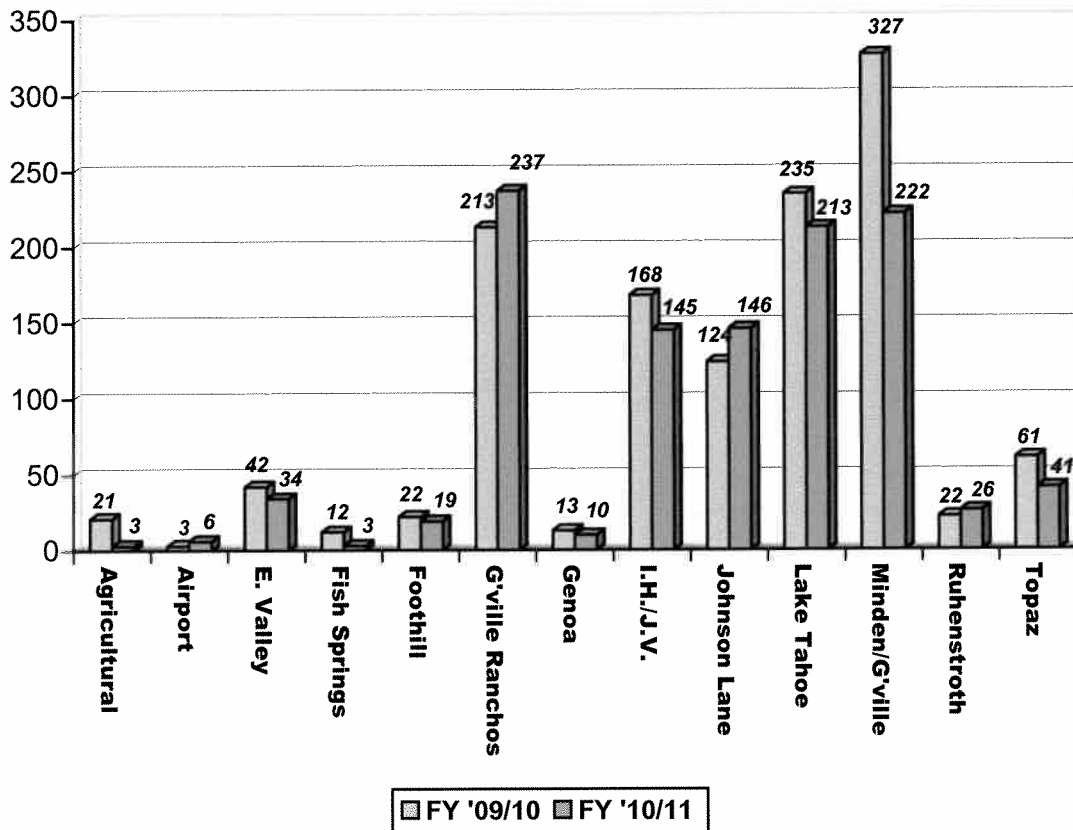
Cases Categorized by Community Plan Area:

During FY 2010/11, the highest percentage of cases (22%) were related to activity in the Gardnerville Ranchos area and was primarily due to complaints received regarding recreational vehicle parking and storage. This was a 9% increase from the previous fiscal year.

Other community plan areas with significant activity during the year were Minden/Gardnerville (20%), Lake Tahoe (19%), Johnson Lane (13%), and Indian Hills/Jacks Valley (13%).

Table 1 and Chart 4 illustrate the number of cases categorized by community plan area.

CHART 4 – CASES BY COMMUNITY PLAN AREA



Compliance Attained:

Approximately **98.9%** of all cases handled by the Division during FY 2010/11 were resolved through cooperative agreements and voluntary action by property owners and other responsible parties. In 1.1% of cases, compliance was not attained through cooperative procedures. These cases were referred to the District Attorney.

Vacation Rentals:

The County now has **395 active vacation rental permits**. Staff increased enforcement efforts in locating nonpermitted vacation rentals. There was a 33% increase in vacation rental related cases over the previous year. This resulted in the issuance of **70 new vacation rental permits** which was an increase of 29%. A total of **325 renewal permits** were issued. Permit fees and fines generated **\$31,525.00**, which helped to offset the cost of administering the program. **\$299,424.48** was collected in temporary occupancy taxes from vacation rental properties.

Multi-Divisional/Departmental/Agency Efforts:

Division staff continued participation in cooperative interdivisional, interdepartmental, and interagency programs and efforts.

- Code Enforcement staff continues to assist the Parks Department as park rangers to help offset staffing reductions.
- Staff continued to assist various agencies and groups with the organization of rural area cleanup programs.
- Assistance was also provided to other County Departments and Divisions including Airport, Animal Services, Citizen Patrol, District Attorney, East Fork Fire, Engineering, Road Maintenance, and Sheriff's Office. Additionally, staff assisted various other agencies including Town of Gardnerville, Town of Minden, Nevada Department of Transportation, Nevada Division of Environmental Protection, Bureau of Land Management, Forest Service, Nevada Division of Wildlife, and various general improvement districts and home owner's associations.

Goals for FY 2010/11:

Division staff established the following goal for the 2010/11 fiscal year:

- Make practical adjustments in line with current economic constraints to continue to provide responsive and effective services to Douglas County residents.

The vacation rental application process was streamlined resulting in reduced staff time and effort and postage and handling costs. Procedures were implemented which significantly reduced the number of certified mailings.

Goals for FY 2011/12:

Division staff has established the following goal for the 2011/12 fiscal year:

- In cooperation with the District Attorney, implement appropriate code revisions in an effort to increase the effectiveness of enforcement procedures.